

DATE SUBMITTED: July 13, 92

PERMIT NO. 42301 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 805 N. 7th Street

SQ. FT. OF BLDG: 15' x 16'

SUBDIVISION \_\_\_\_\_

SQ. FT. OF LOT: 1/2 of 2 1/2 lots

FILING # \_\_\_\_\_ BLK # 28 LOT # 2019, 218

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-141-13-004

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER George & Diane Cukro

USE OF EXISTING BUILDINGS: residential

ADDRESS 805 N. 7th Street

TELEPHONE: 245-1856

DESCRIPTION OF WORK AND INTENDED USE: building addition

**REQUIRED:** Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

\*\*\*\*\*  
**FOR OFFICE USE ONLY**

ZONE RMF-32

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: FRONT 65 ft

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE 10 ft REAR 20 ft

CENSUS TRACT: 3 TRAFFIC ZONE: 35

MAXIMUM HEIGHT 30 ft

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

\*\*\*\*\*  
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.



Department Approval

Diane Cukro  
Applicant Signature

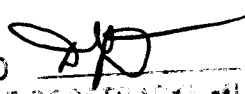
7-14-92  
Date Approved

July 13, 1992  
Date

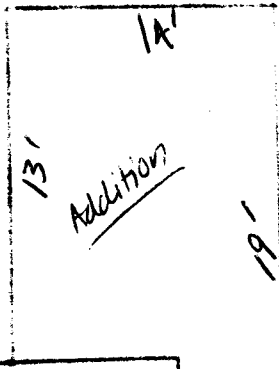
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

Veronica Castro  
805 N 7th St  
245-1856

Alleg

ACCEPTED  7/14/92  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

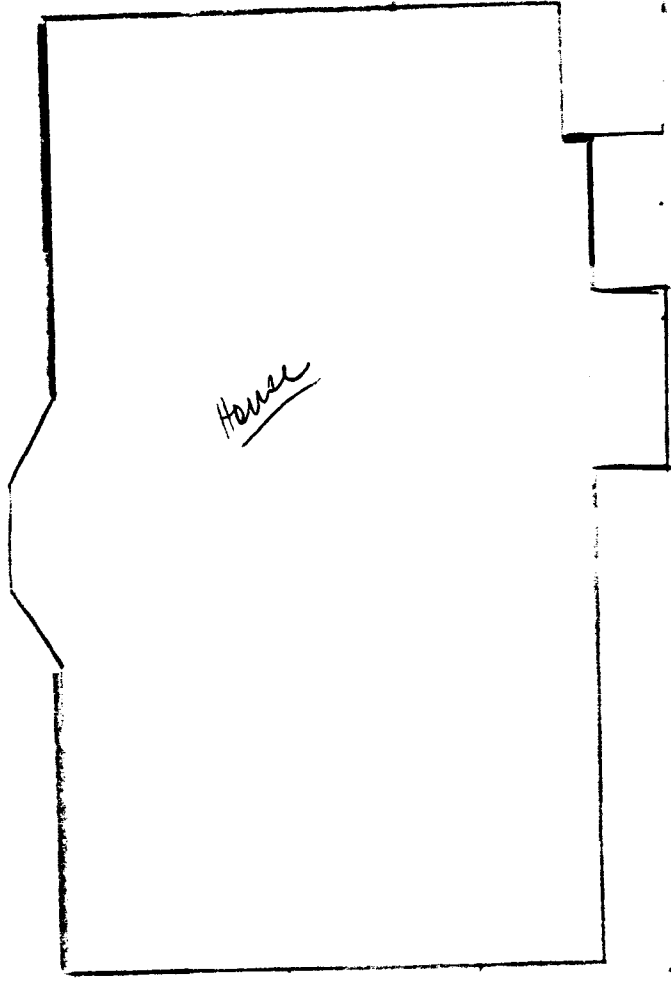
± 40'



10'

Hill Ave

135.3'



26'

62.5'

7th street