

DATE SUBMITTED: 4/14/80

PERMIT # 25188

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1233 TEXAS

SQ. FT. OF BLDG: Approx 422^{sq}/FT

SUBDIVISION: PROSPECT PARK

SQ. FT. OF LOT: 7686^{sq}/FT

FILING # BLK # 2 LOT # 5

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-123-13-005

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: RICHARD BERKEY

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1233 TEXAS

SINGLE FAMILY DWELLING

PHONE: 303-242-2624

DESCRIPTION OF WORK AND INTENDED USE:

ROOM ADDITION - MASTER BEDROOM

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: RMF-64

FLOODPLAIN: YES NO X

SETBACKS: F N/A S 10' R 20'

GEOLOGIC HAZARD: YES NO X

MAXIMUM HEIGHT:

CENSUS TRACT #: 6

PARKING SPACES REQ'D:

TRAFFIC ZONE: 27

LANDSCAPING/SCREENING:

SPECIAL CONDITIONS:

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

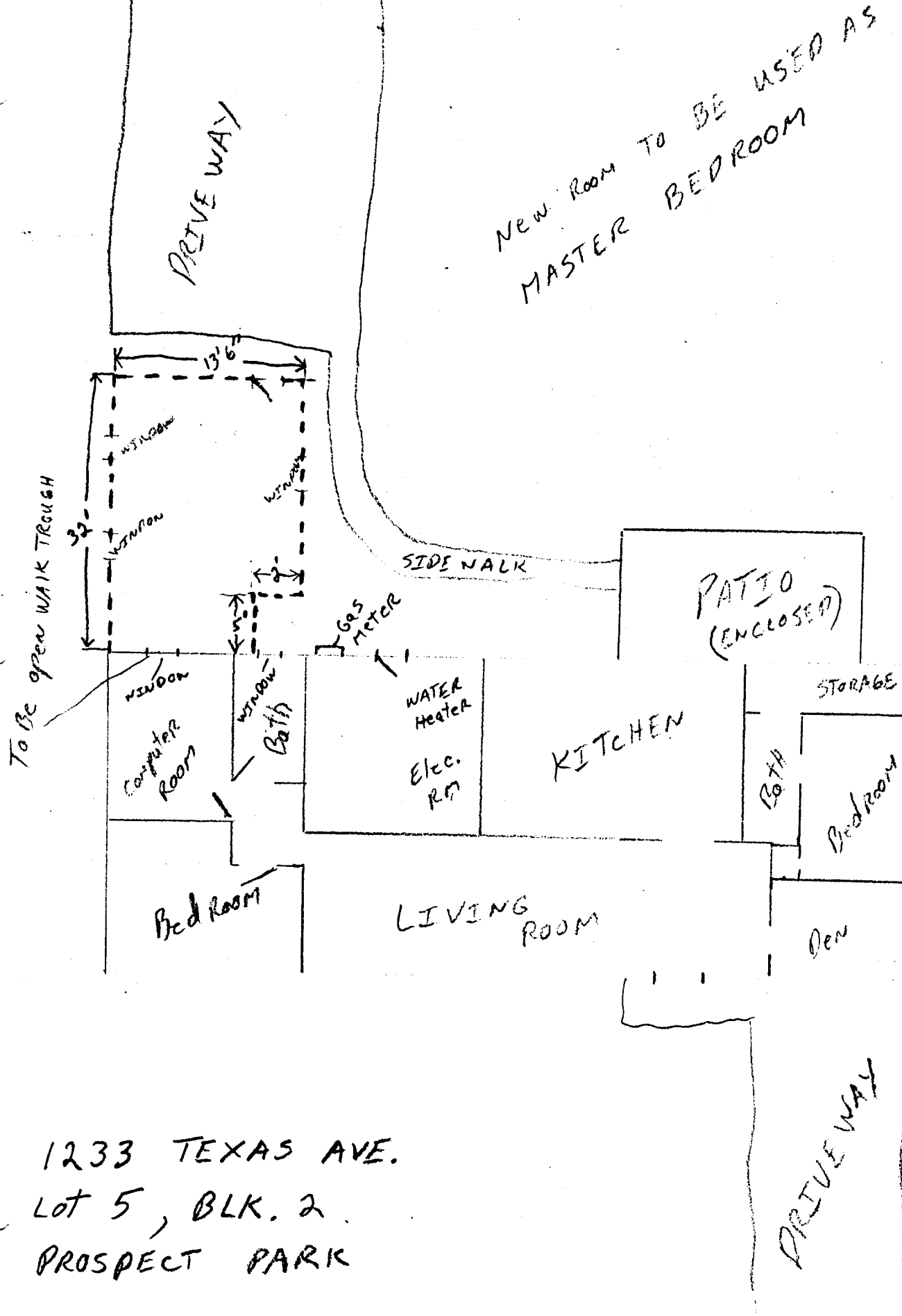
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

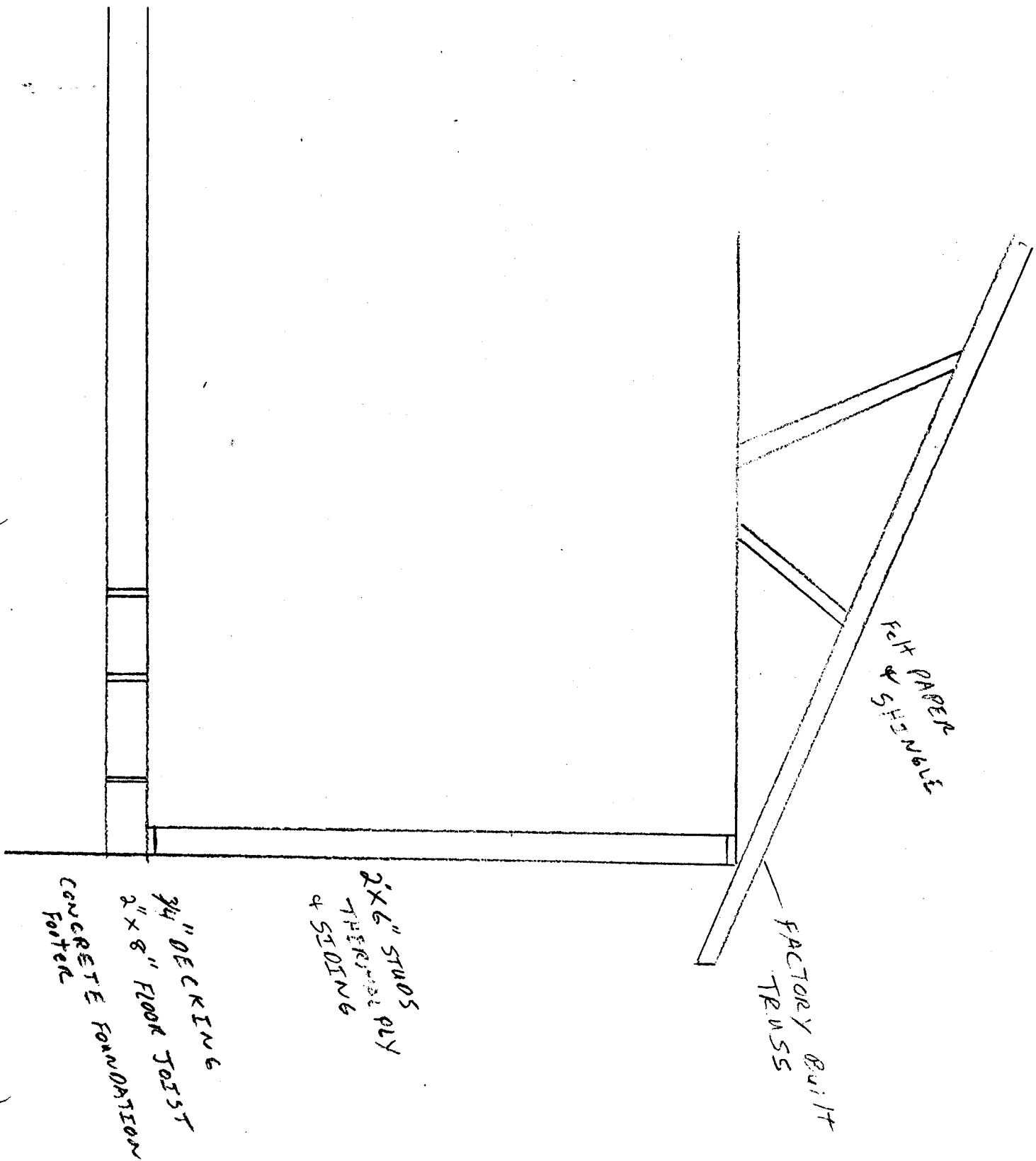
DATE APPROVED: 4/14/80

APPROVED BY: Linda Witzel

Linda P. Berbey
SIGNATURE



1233 TEXAS AVE.
 Lot 5, BLK. 2
 PROSPECT PARK



FELT PAPER
& SHEETROCK

FACTORY BUILT
TRUSS

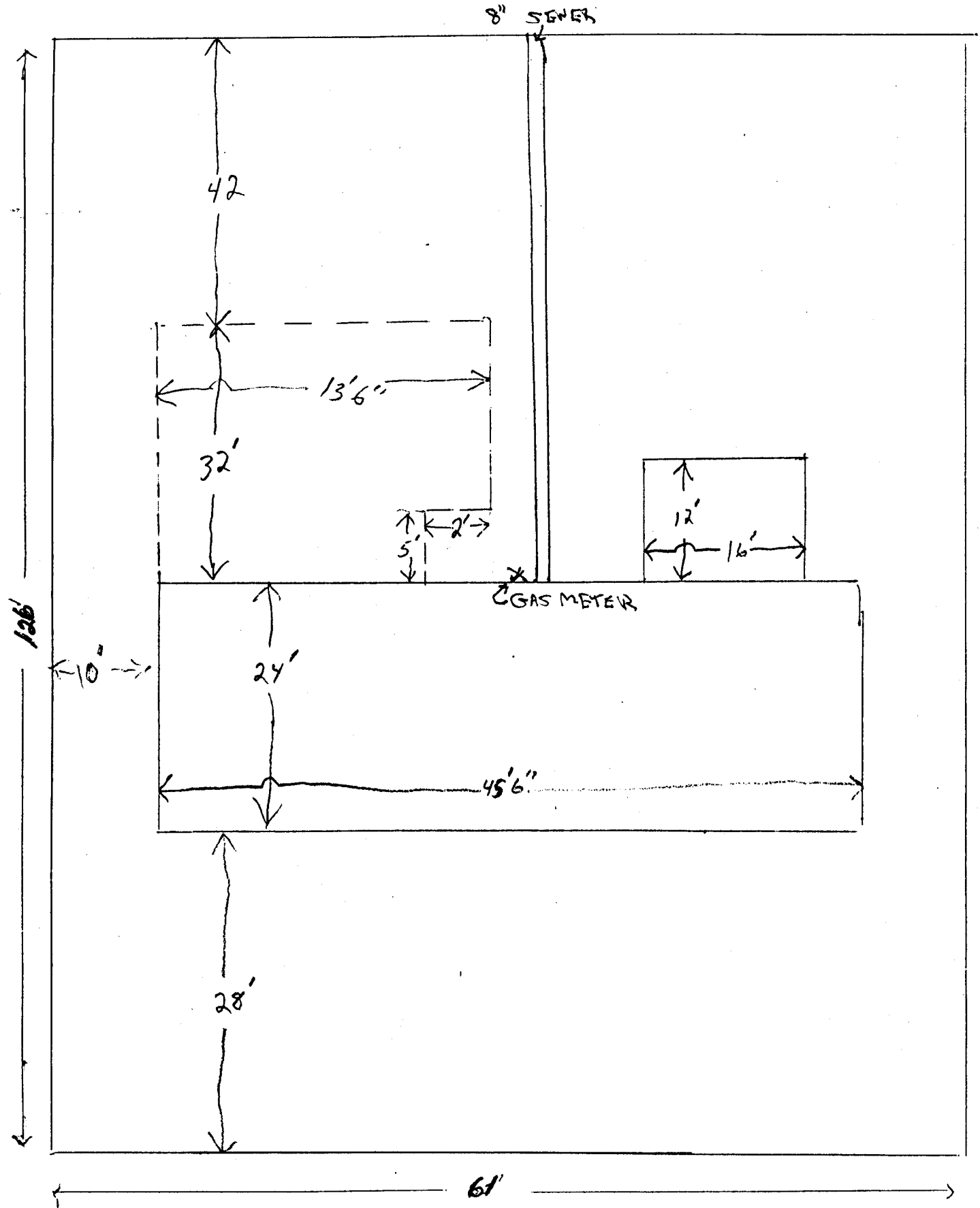
2X6" STUDS
SHEETROCK
& SIDING

3/4" DECKING
2" X 8" FLOOR JOIST

CONCRETE FOUNDATION
FOOTER

1233 Texas Ave., Lot 5, Block 2, Prospect Park

46.7



5
X
3