

81506

DATE SUBMITTED: 9/5/90

PERMIT # 36787  
FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: <sup>4031</sup>~~4021~~ Parmigan Pizza

SO. FT. OF BLDG: APPRX 2300

SUBDIVISION: ~~Appraisal~~ Parmigan Estates

SO. FT. OF LOT: .85 acres

FILING # 1 BLK # 1 LOT # 14

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-011-046-014

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
NONE

PROPERTY OWNER: Ron & Bonnie Jannings

USE OF ALL EXISTING BUILDINGS:  
N/A

ADDRESS: 561 1/2 Petwood Ct / GJ

PHONE: C 242-8360 4341825

DESCRIPTION OF WORK AND INTENDED USE:  
Single family residence

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: PR

FLOODPLAIN: YES      NO X

SETBACKS: F 40' S 15' R 20' see plans #55-89

GEOLOGIC HAZARD: YES      NO     

MAXIMUM HEIGHT:     

CENSUS TRACT #: 10

PARKING SPACES REQ'D:     

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING:     

SPECIAL CONDITIONS: see approved building envelopes on plot/plan #55-89

\*\*\*\*\*  
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.)

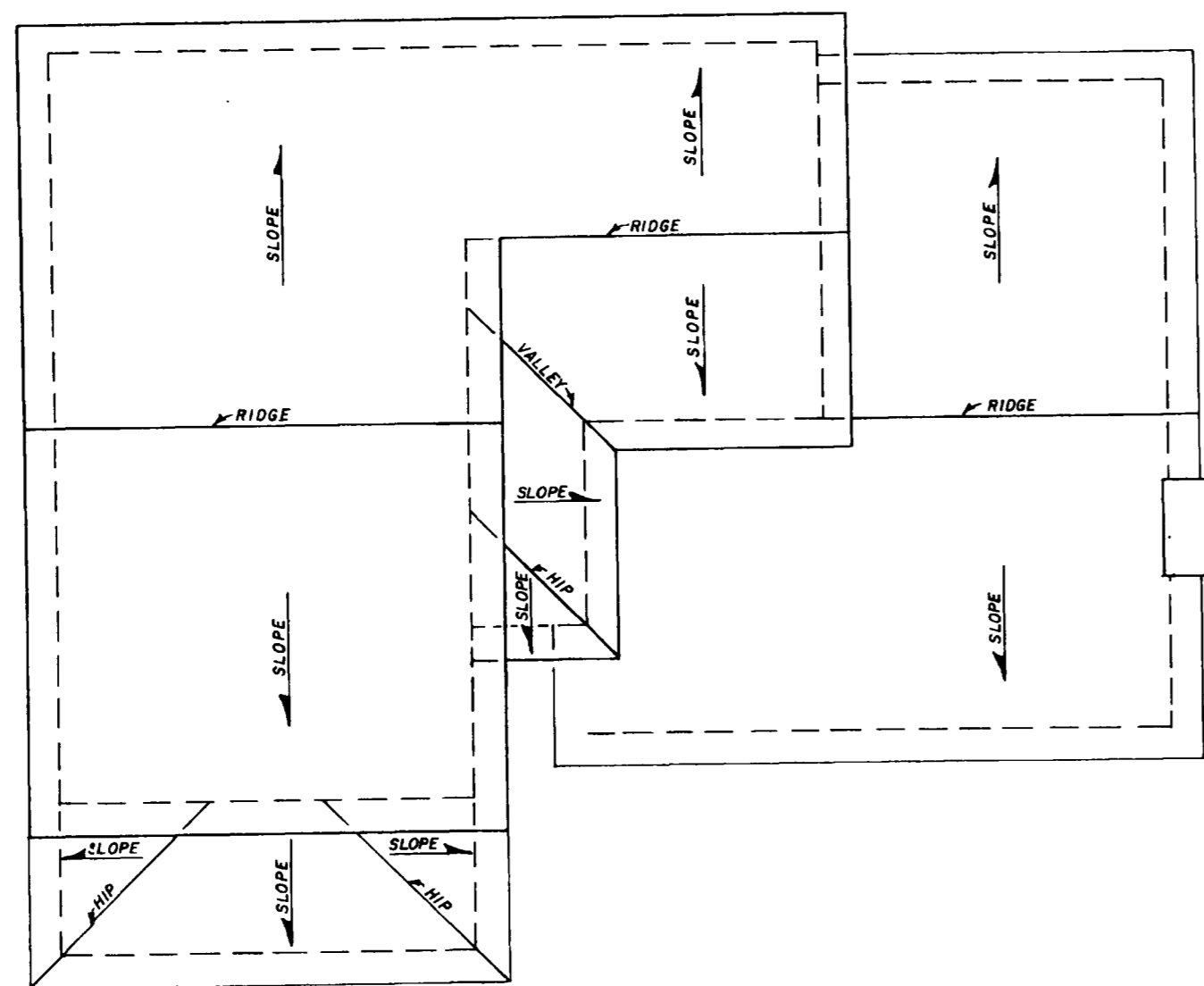
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

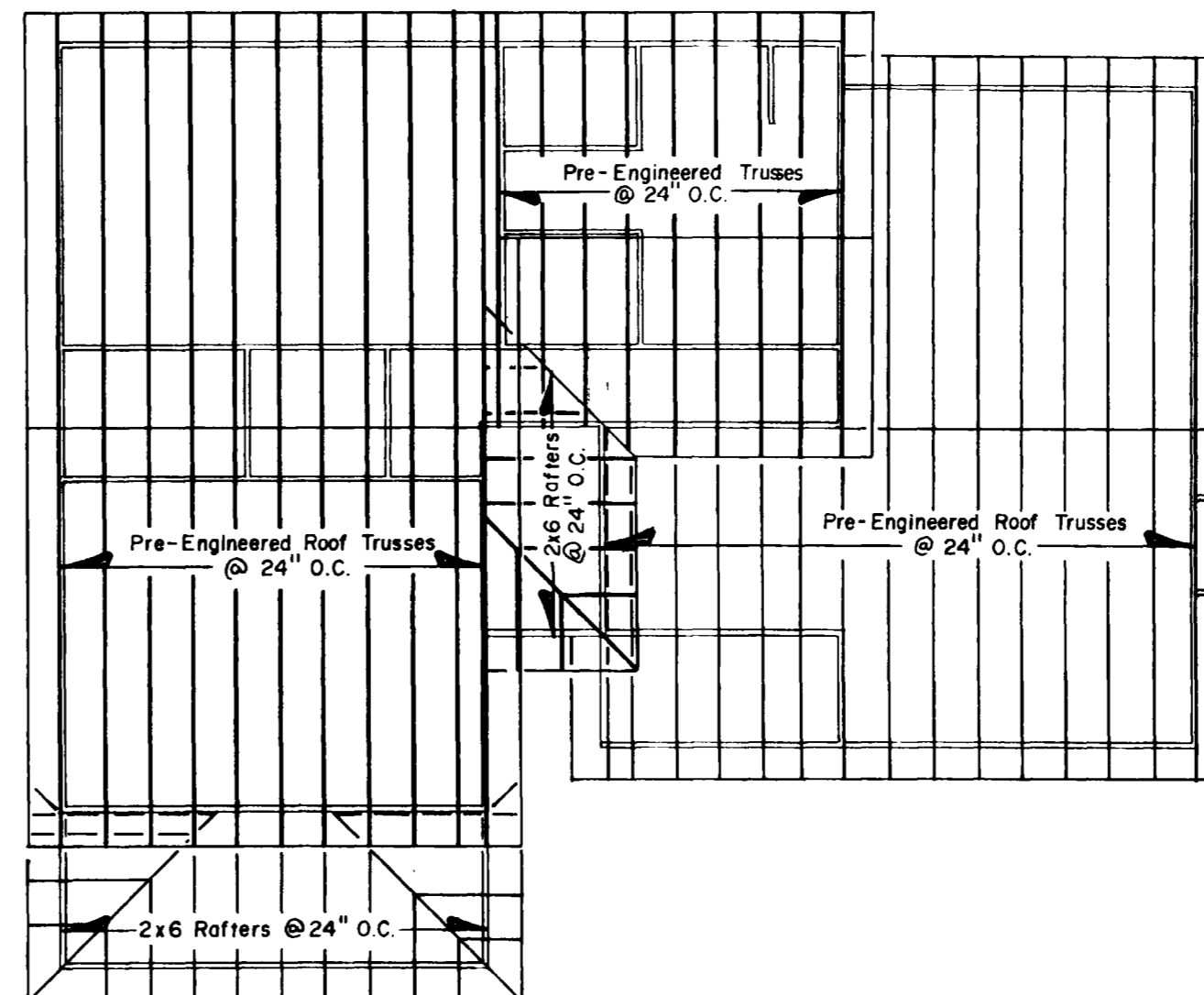
DATE APPROVED: 9-5-90

APPROVED BY: Ande Wietzel

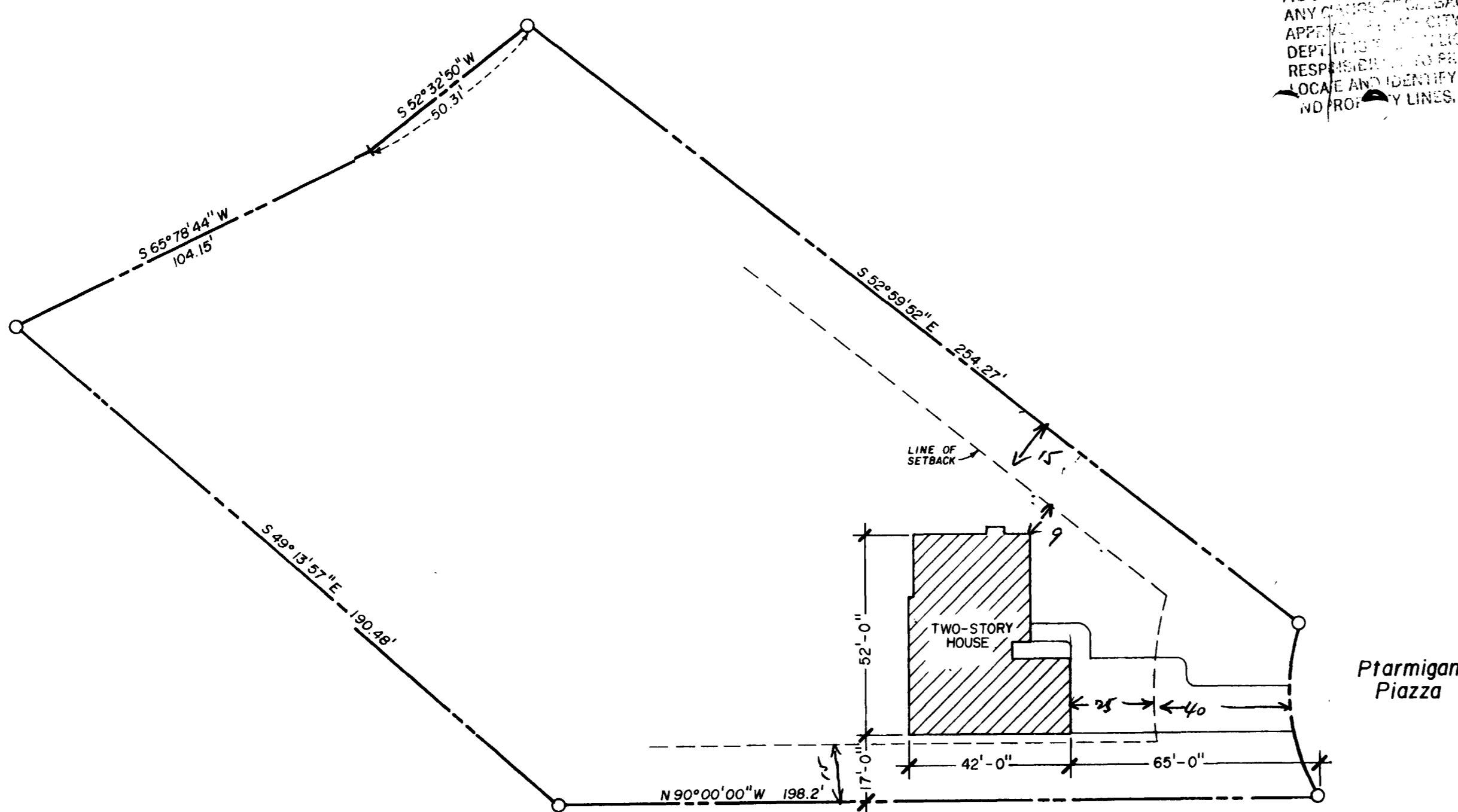
J. Moore  
SIGNATURE



**ROOF PLAN**  
SCALE: 1/8" = 1'-0"

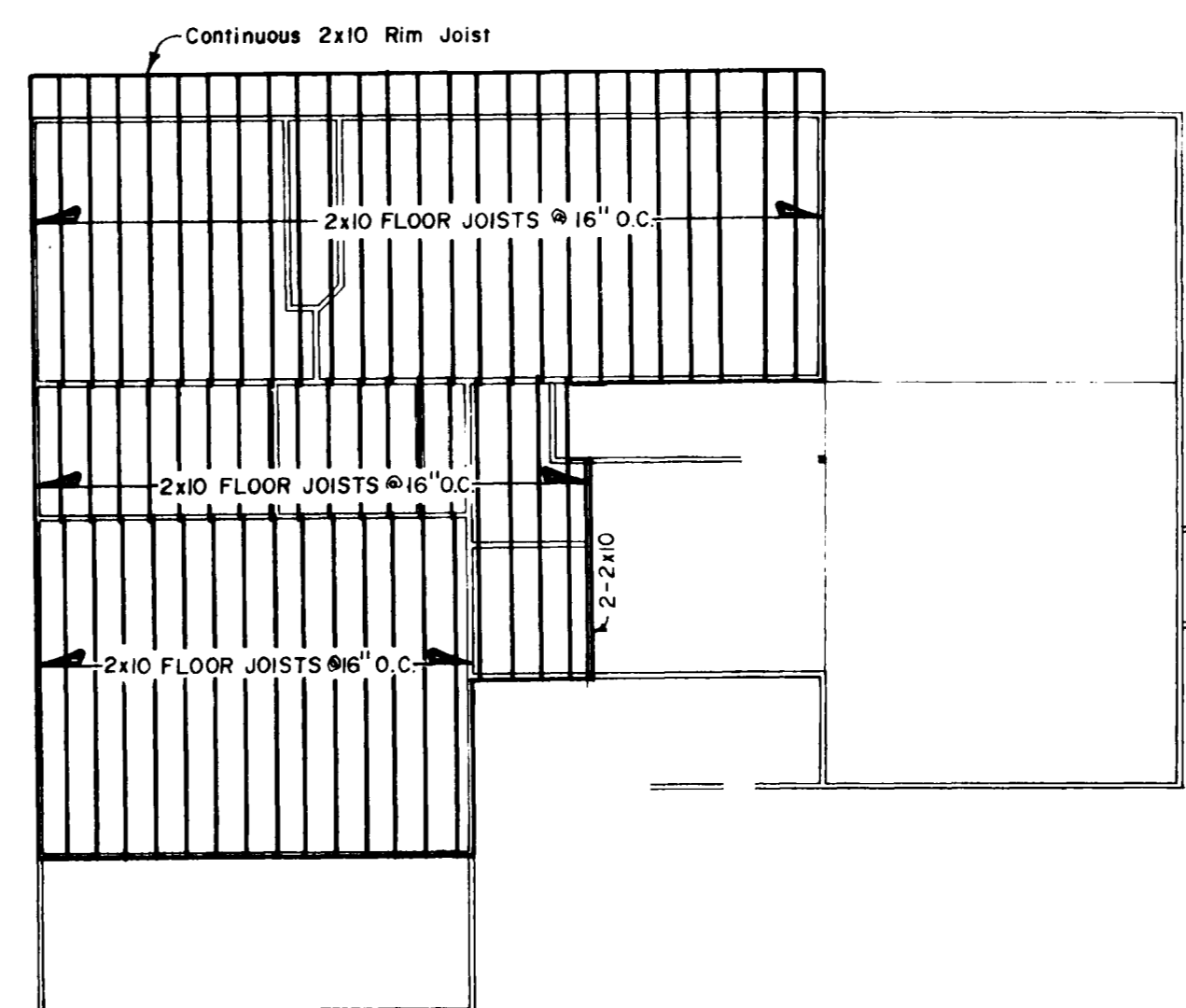


**ROOF FRAMING PLAN**  
SCALE: 1/8" = 1'-0"



**PLOT PLAN**  
SCALE: 1" = 30'-0"

ACCEPTED *9-5-90 LAM*  
 ANY PROPOSED SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. PROPERTY OWNERS  
 RESPONSIBLE FOR PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.



**SECOND FLOOR FRAMING PLAN**  
SCALE: 1/8" = 1'-0"

**Rocky Mountain**  
 DRAFTING & DESIGN  
 2135 East Main Street, Grand Junction, Colorado 81501  
 (303) 243-1806

New Residence For  
**Ron & Bonnie Jannings**  
 4031 Parmigan Piazza  
 Grand Junction, Colorado 81506

DRAWN BY: D.R.H.  
 DATE: September 4, 1990  
 SCALE: AS SHOWN  
 SHEET: **A-4**  
 OF: 4  
 DWG. NO. 1126-90-04