

FEE \$ 10<sup>00</sup>

BLDG PERMIT NO. 50060

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1159 GUNNISON AVE. TAX SCHEDULE NO. 2945-141-30-008  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 400 <sup>SQ. FT.</sup>  
 FILING — BLK 45 LOT 15 & 16 SQ. FT. OF EXISTING BLDG(S) 2866 BASE 1170  
 (1) OWNER DANIEL AGAJANIAN NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1159 GUNNISON AVE <sup>Ave</sup> GRADIENT NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (1) TELEPHONE (303) 241-4646 USE OF EXISTING BLDGS Home  
 (2) APPLICANT DANIEL AGAJANIAN DESCRIPTION OF WORK AND INTENDED USE: Add  
 (2) ADDRESS 1159 GUNNISON AVE covered Deck  
 (2) TELEPHONE (303) 241-4646

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ CENSUS TRACT 2 TRAFFIC ZONE 36

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Daniel Agajanian Date 7 OCT '94  
 Department Approval Ronnie Edwards Date 10/7/94

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 2005-1030-078  
 Utility Accounting Rebecca Date 10-7-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

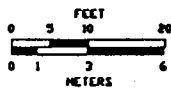
# GUNNISON AVENUE

**DESCRIPTION:**  
 LOTS 15 AND 16, BLOCK 45, CITY OF GRAND  
 JUNCTION, MESA COUNTY, COLORADO.

**ADDRESS:**  
 1159 GUNNISON AVENUE

**TAX SCHEDULE:**  
 2945-141-30-008

**FIRST AMERICAN LAND TITLE:**  
 116232



ACCEPTED 10/7/94 RSE  
 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.

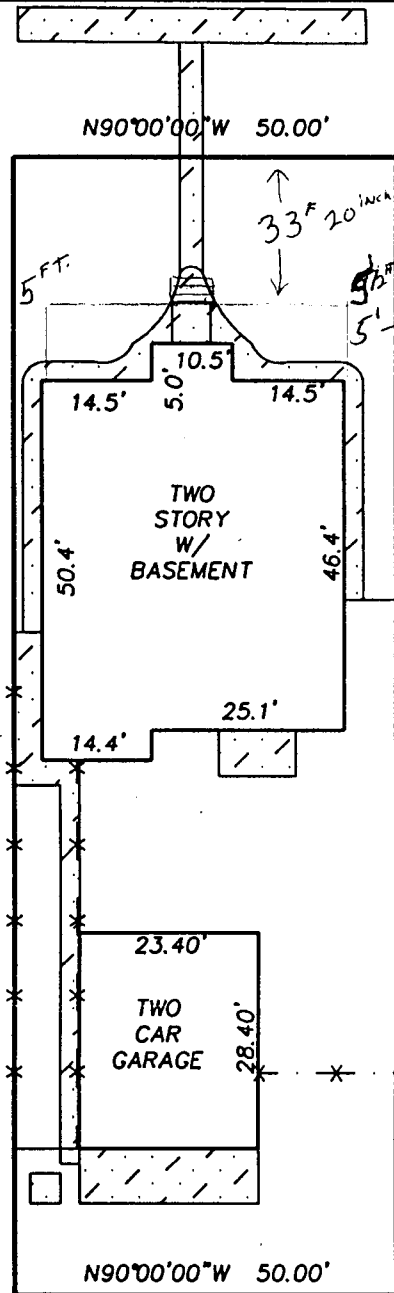
THIS PROPERTY DOES NOT FALL WITHIN  
 THE 100 YEAR FLOOD PLAIN

● DENOTES FOUND SURVEY MONUMENTS .

**IMPROVEMENT LOCATION CERTIFICATE**

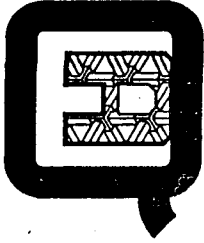
I hereby certify that this improvement location certificate was prepared for COLDWELL BANKER; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 8/27/93, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or any adjoining premises except as indicated, and that there is no evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Daniel K. Brown 8/31/93  
 Daniel K. Brown Professional Land Surveyor Colorado LS 23877



**IMPROVEMENT LOCATION CERTIFICATE**

1159 GUNNISON AVENUE

|                 |  |                    |
|-----------------|--|--------------------|
| FOR: AGAJANIAN  |  <b>Q.E.D. SURVEYING</b><br>SYSTEMS Inc.<br>1018 COLO. AVE.<br>GRAND JUNCTION<br>COLORADO 81501<br>464-7568<br>241-2370 | SURVEYED BY: DS JP |
| SCALE: 1" = 20' |  | DRAWN BY: EB       |
| DATE: 8/29/93   |  | ACAD ID: AGAJ      |
|                 |  | SHEET NO.          |
|                 |  | FILE: 93238        |