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BLDG PERMIT NO. 59555

**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 350 <sup>SQ. FT.</sup>  
FILING \_\_\_\_\_ BLK 45 LOT 15 & 16 SQ. FT. OF EXISTING BLDG(S) 1900 <sup>SQ. FT.</sup> LIVING SPACE  
(1) OWNER DANIEL M. AGAJANIAN NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 1159 GUNNISON AVE  
(1) TELEPHONE (970) 241-4646 NO. OF BLDGS ON PARCEL  
BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
(2) APPLICANT DANIEL M. AGAJANIAN USE OF EXISTING BLDGS Dwelling & GARAGE  
(2) ADDRESS 1159 GUNNISON AVE DESCRIPTION OF WORK AND INTENDED USE: Covered  
(2) TELEPHONE (970) 241-4646 PATIO  
One (1)

**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 0' from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
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 M. Agajanian Date 18-MARCH-1997  
Department Approval Maria Babdean Date 3-18-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 2005-10-30-07-8  
Utility Accounting Chelunda Date 3-18-97

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

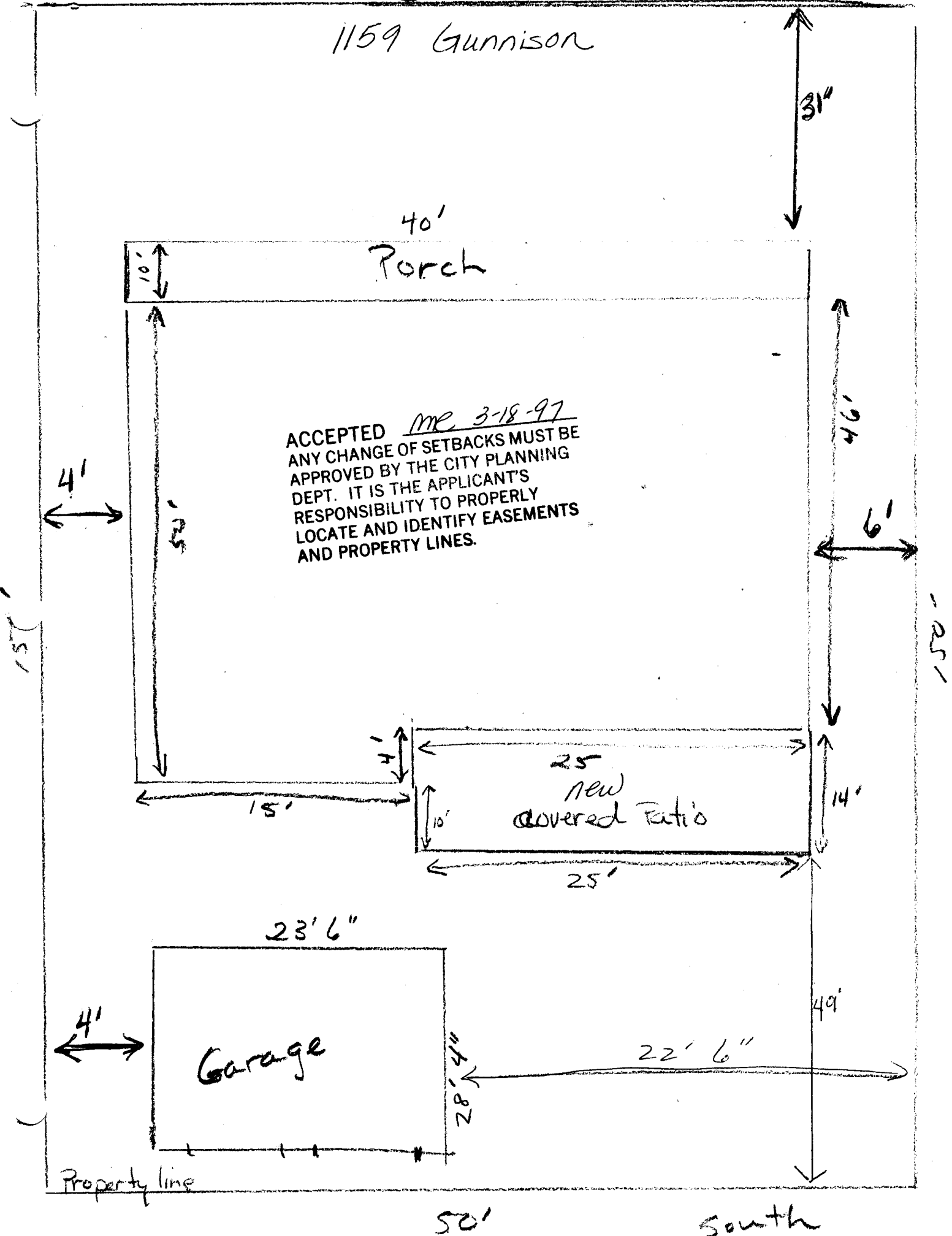
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

50' North

1159 Gunnison

40'  
Porch

ACCEPTED MR 3-18-97  
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.



50'

South