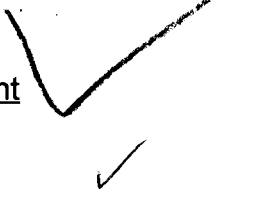


FEE \$ 10 -  
TCP \$ -0 -

BLDG PERMIT NO. 61234

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



2001-0510-04-4

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 1051 White Avenue TAX SCHEDULE NO. 2945-144-11-008  
 SUBDIVISION City of GJ SQ. FT. OF PROPOSED BLDG(S)/ADDITION stairs  
 FILING <sup>CITY</sup> of GJ BLK 90 LOT 15+10 SQ. FT. OF EXISTING BLDG(S) + 1500  
 (1) OWNER John Mazzuca NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1051 White Avenue  
 (1) TELEPHONE 243-9600 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Carl Vostatek USE OF EXISTING BLDGS Single Family Residence  
 (2) ADDRESS 3439 Grand Valley Canal Rd DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 434-5605 New exterior stairs & walkway to 2nd Flr.

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 Rmf-64 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL Rear 20' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 CENS.T. 2 T.ZONE 36 ANN# \_\_\_\_\_

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 Carl Vostatek Date 7/16/97  
 Department Approval Marcia Kibideamp Date 7-17-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_

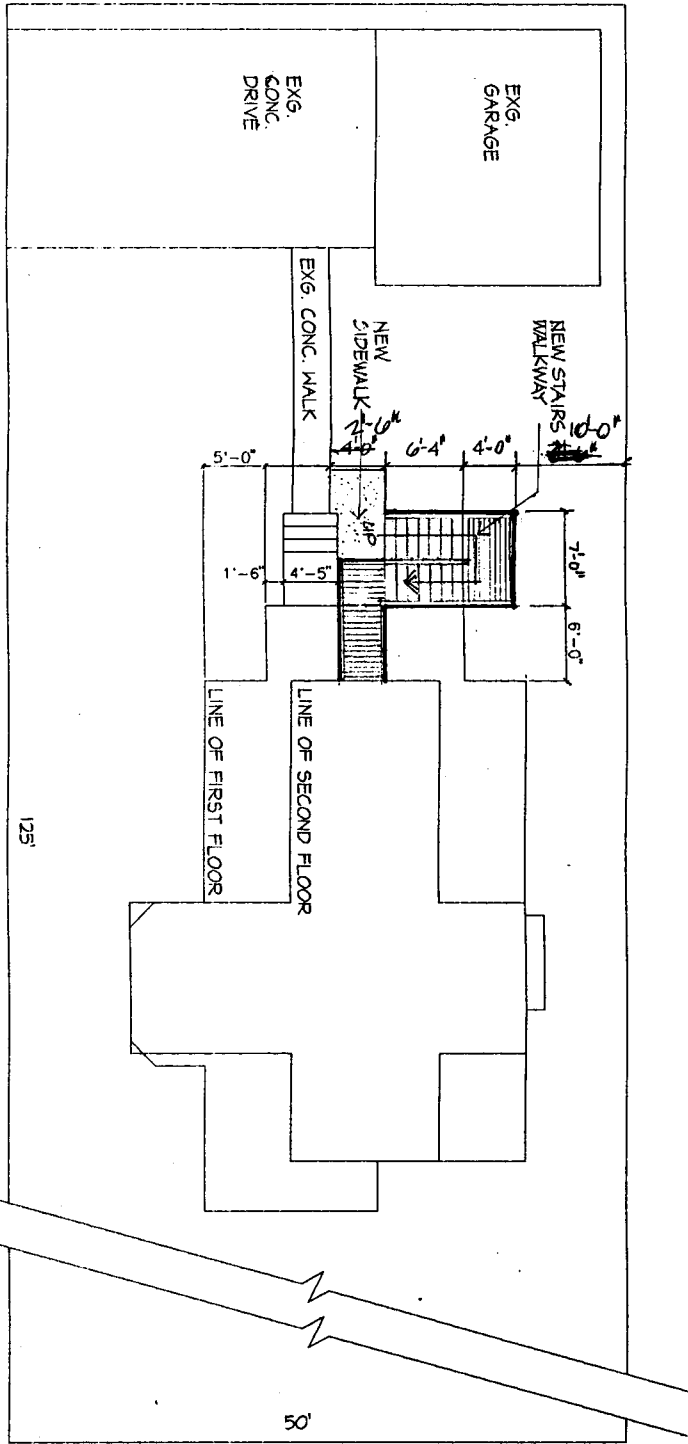
Utility Accounting [Signature] Date 7/17/97

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

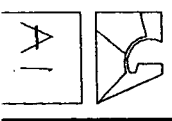
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**PLOT PLAN**  
SCALE: 1" = 10'-0"

Lots 15 and 16 in Block 90  
in the City of Grand Junction,  
in Mesa County, Colorado



**ACCEPTED** *me 1-17-97*  
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.



carl vostattek, architect  
3439 grand valley canal road  
cifton, colorado 81520 303-434-5685

John Mazzuca Remodel  
Exterior Stairway  
1059 WHITE AVENUE  
GRAND JUNCTION, CO 81501

Project No. 9724	Date: 01/17/97
Sheet No. 2	