

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 84880



Your Bridge to a Better Community

BLDG ADDRESS 391 Kato Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1620 ft<sup>2</sup>  
 TAX SCHEDULE NO. 2945-174-41-010 SQ. FT. OF EXISTING BLDGS —  
 SUBDIVISION Cobblestone Ridges TOTAL SQ. FT. OF EXISTING & PROPOSED 1620 ft<sup>2</sup>  
 FILING \_\_\_\_\_ BLK 1 LOT 10 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Ralph + Marie Vozzaky NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 2096 Oak Hill Blvd USE OF EXISTING BUILDINGS Single Family Dwelling  
 (1) TELEPHONE 202 422 2111 DESCRIPTION OF WORK & INTENDED USE New Residential Courts  
 (2) APPLICANT Ralph M. Vozzaky TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE \_\_\_\_\_  Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

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

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RD Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2  
 Maximum Height 28' Special Conditions \_\_\_\_\_  
 CENSUS 1401 TRAFFIC 96 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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).

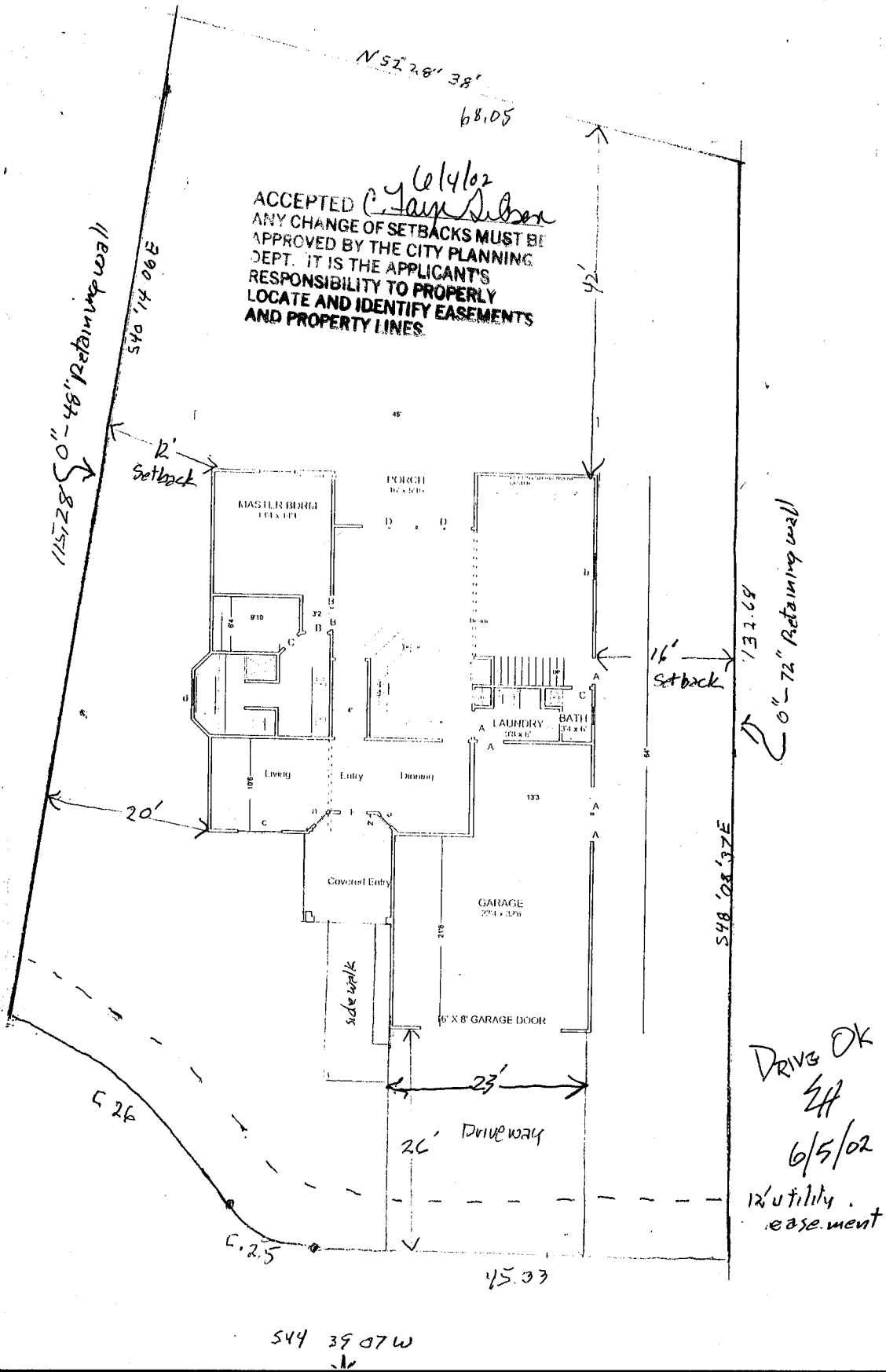
Applicant Signature Ralph M. Vozzaky Date 6-4-02  
 Department Approval F. C. L. Johnson Date 6/4/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>14994</u>
Utility Accounting <u>OK</u>	Date <u>6-5-02</u>		

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)

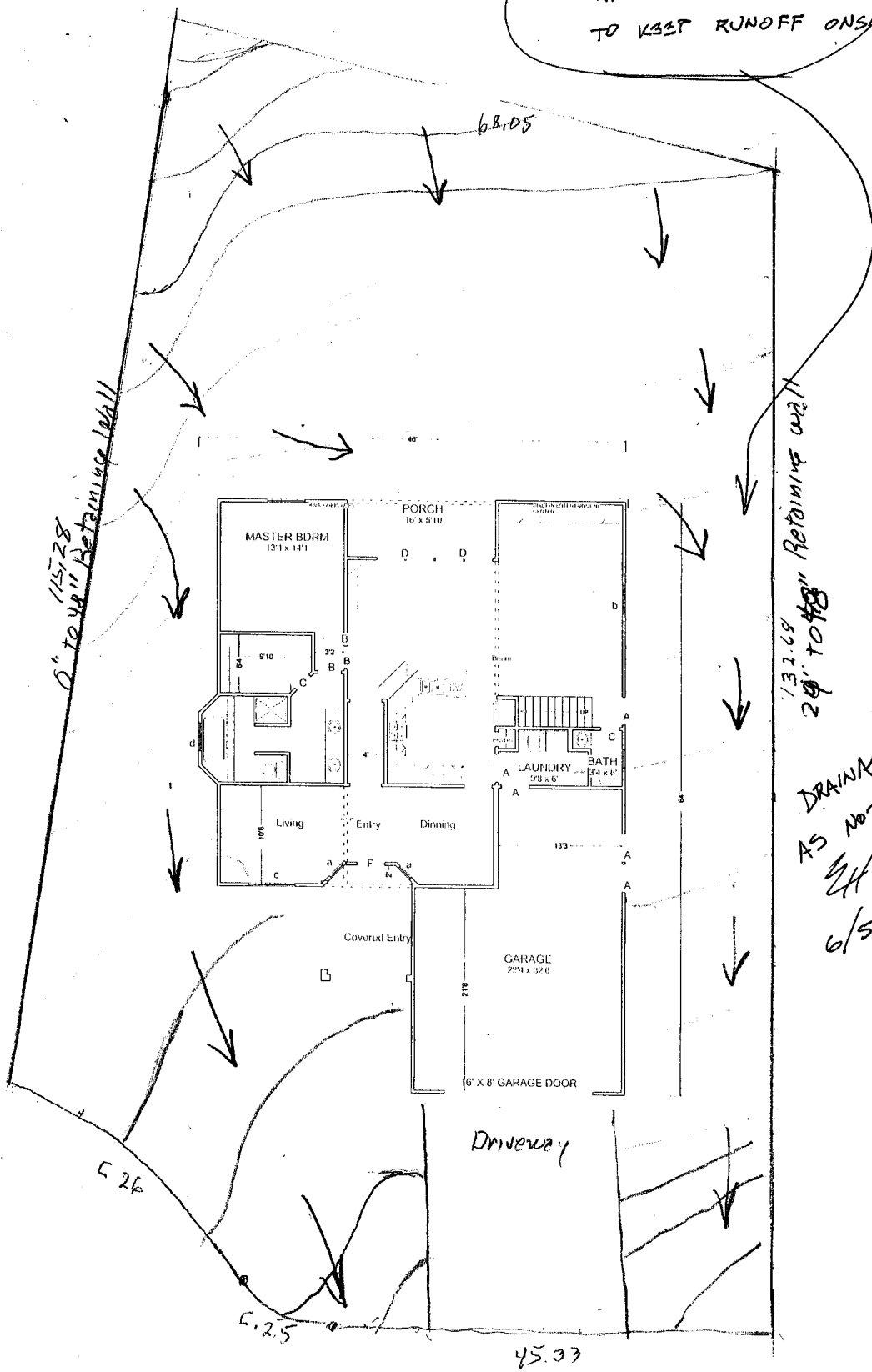
391 Bottle Ct Grand Junction Co  
 Lot 10 Block 1  
 Cobblestone Ridges subdivision



# Drainage Plan

391 BUTTE CT.

MUST CONSTRUCT  
A SWALE BEHIND  
THE RETAINING WALL  
TO KEEP RUNOFF ONSITE



DRAINAGE OK  
AS NOTED  
CH  
6/5/02