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| FEE \$ 10.00 |
| TCP \$ 1589.00 |
| SIF \$ 460.00 |

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

BLDG PERMIT NO. _____

Building Address 722 Woodridge Ct 81505 No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2701-341-00-141 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1783^{ft} Garage
 Subdivision Woodridge Sq. Ft. of Lot / Parcel 7333[#]
 Filing 1 Block 1 Lot 16 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2880[#]
 Height of Proposed Structure 19'

OWNER INFORMATION:

Name RED HART Homes at Woodridge
 Address 2320-E 1/2 Rd.
 City / State / Zip Grand Jet, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name RED HART Const (Dan)
 Address Same
 City / State / Zip _____
 Telephone 234-0822

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: New S/F Home w/2 car attached garage

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 <u>PD</u> | Maximum coverage of lot by structures <u>70%</u> |
| SETBACKS: Front <u>20'</u> from property line (PL) <u>(15' on 1/2 Rd)</u> | Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| Side <u>5'</u> from PL Rear <u>10'</u> from PL | Parking Requirement <u>2</u> |
| Maximum Height of Structure(s) <u>35'</u> | Special Conditions _____ |
| Voting District <u>A</u> Driveway Location Approval _____ | (Engineer's Initials) |

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).

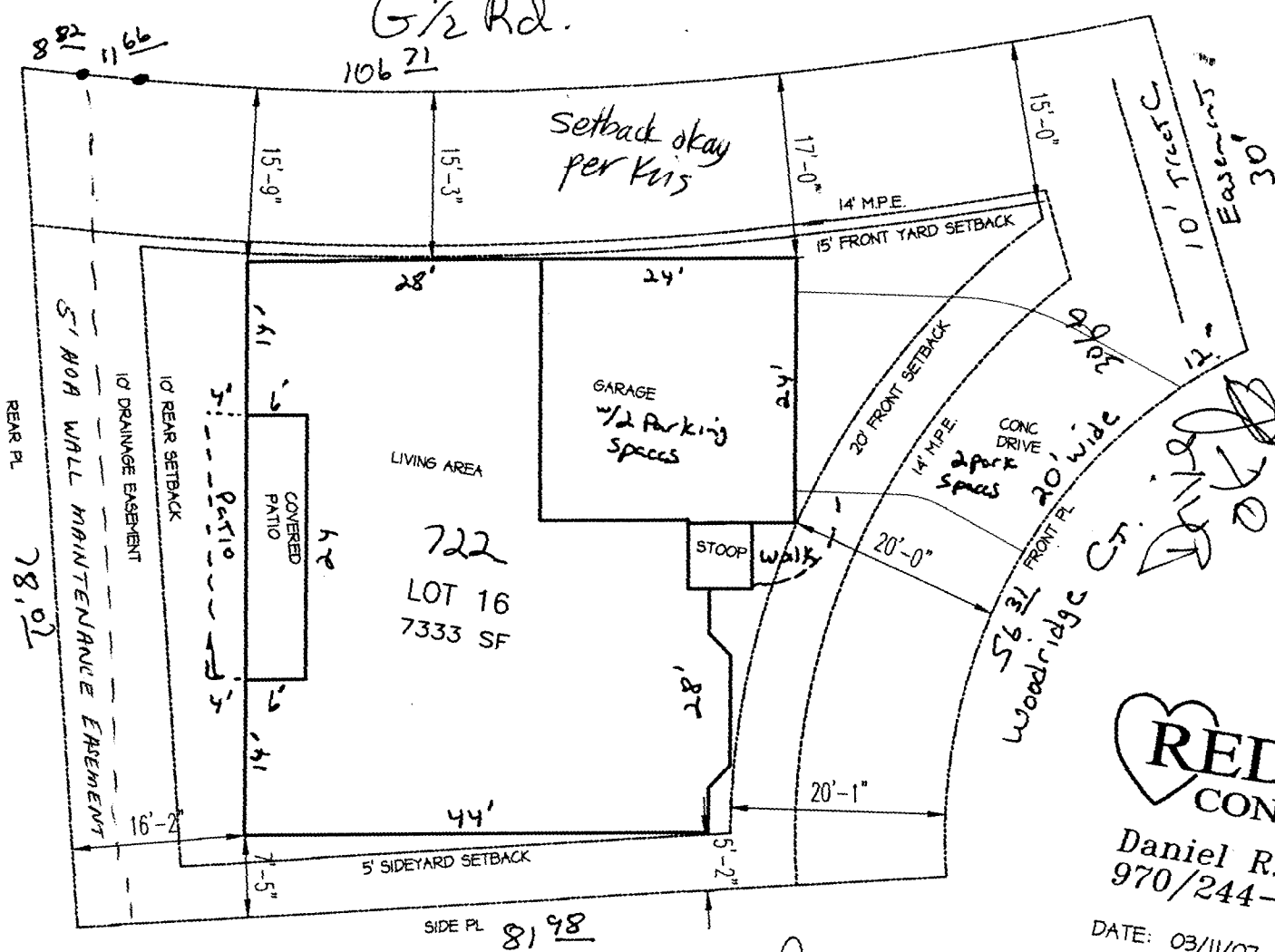
Applicant Signature Dan R. Hart Date April 3 2007
 Department Approval Kimberly Allbrook Date 4/9/07

| | |
|--|---------------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | W/O No. <u>2006 20123</u> |
| Utility Accounting <u>Q</u> | Date <u>4/10/07</u> |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

G 1/2 Rd.
106 21

Planning



| Setbacks | min | ACT |
|----------|-----|--------|
| Front | 20 | 20 |
| Rear | 10 | 16'-2" |
| Left | 5 | 5'-2" |
| Right | 15 | 15'-3" |

RED HART
CONSTRUCTION
Daniel R. Gearhart
970/244-8975

DATE: 03/11/07
SPEC HOME
PLAN 1
LOT 16
722 WOODRIDGE COURT

SETBACKS
FRONT: 20'
REAR: 10'
SIDE: 5'
SPECIAL: 15' SETBACK ON
NORTH SIDE



NORTH

SITE PLAN

SCALE: 1" = 16'

[Handwritten signature] 4/10/07

REAR PL

78.02

SIDE PL 81 98