

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 725 Woodridge Ct 81505 No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2701-3411-00-1211 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1515 + Garage
 Subdivision Woodridge Sq. Ft. of Lot / Parcel 6127[#]
 Filing 1 Block 1 Lot 17 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3000
 Height of Proposed Structure 19'

OWNER INFORMATION:

Name RED HART Homes at Woodridge
 Address 2320-E 1/2 Rd.
 City / State / Zip Grand Jct, 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 Ranch 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>70⁹⁷⁰</u>		
SETBACKS: Front <u>20</u> from property line (PL) <u>15'</u>	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5</u> from PL Rear <u>10</u> from PL <u>15'</u>	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) _____	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 Daniel R Hart Date April 10, 2007
 Department Approval [Signature] Date 4-17-07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20150</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/17/07</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)



Daniel R. Gearhart
970/244-8975

DATE: 03/11/07

SPEC HOME

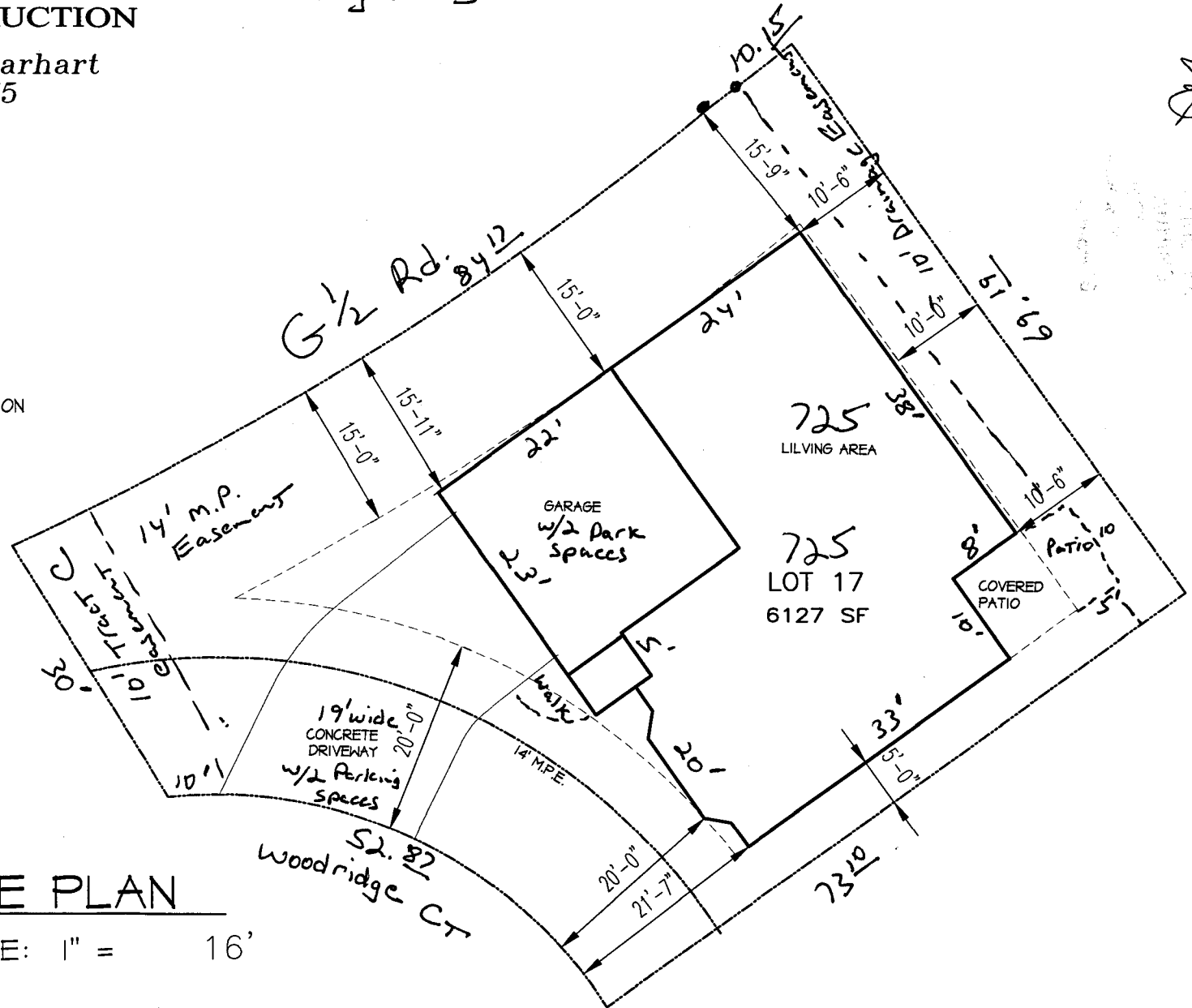
PLAN 3
LOT 17
725 WOODRIDGE COURT

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

Setbacks	Min	ACT
Front	20	20
Rear	10	10 ⁶
Left	15	15
Right	5	5

Planning

Handwritten signature



SITE PLAN

SCALE: 1" = 16'