

FEE \$10.<sup>00</sup>/<sub>100</sub>  
 TCP \$1589.<sup>00</sup>/<sub>100</sub>  
 SIF \$4100.<sup>00</sup>/<sub>100</sub>

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

BLDG PERMIT NO. pl

Building Address 226 Woodridge Ct. 81505 No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2701-344-37-014 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1841 + Garage  
 Subdivision Woodridge Sq. Ft. of Lot / Parcel 6514 #  
 Filing      Block      Lot 14 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 31 #  
 OWNER INFORMATION: Height of Proposed Structure 20'

Name RED HART Homes at Woodridge DESCRIPTION OF WORK & INTENDED USE:  
 Address 2320-E 1/2 Rd.  New Single Family Home (\*check type below)  
 City / State / Zip Grand Jct, CO 81503  Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

APPLICANT INFORMATION: \*TYPE OF HOME PROPOSED:  
 Name RED HART CONST.  Site Built  Manufactured Home (UBC)  
 Address 2320-E 1/2 Rd.  Manufactured Home (HUD)  
 City / State / Zip G.J., CO 81503  Other (please specify): \_\_\_\_\_  
 Telephone 234-0822 - Dan 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)	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>B</u>	Driveway Location Approval <u>[Signature]</u> (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 [Signature] Date Aug 30, 2007  
 Department Approval [Signature] Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required: <u>YES</u>	NO	W/O No. <u>20599</u>
Utility Accounting <u>[Signature]</u>	Date <u>9-5-07</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)

Planning Dept.  
Fence



Daniel R. Gearhart  
970/244-8975

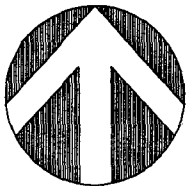
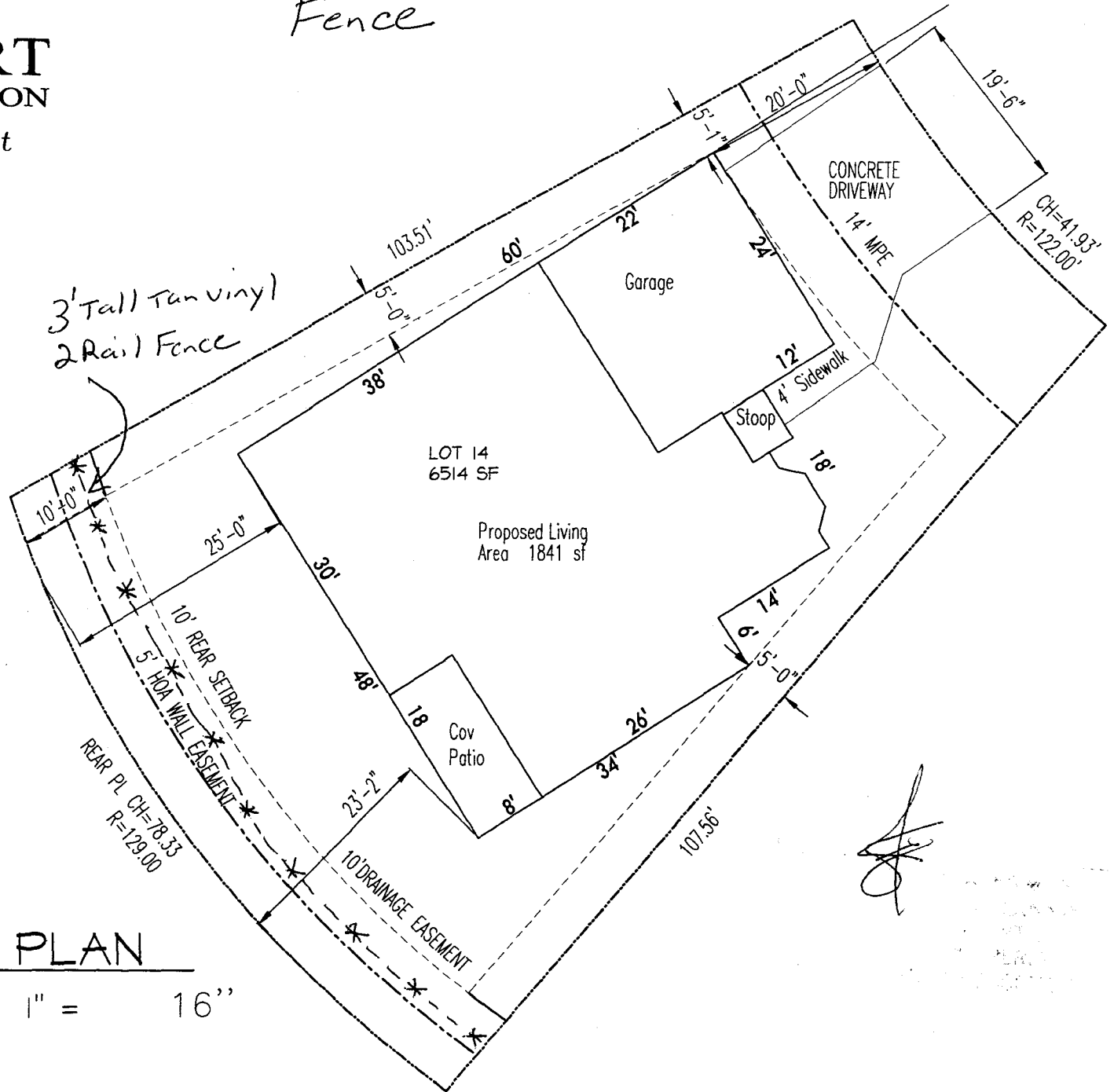
DATE: 05/30/07  
REV. DATE: 07/23/07

SPEC HOME

LOT 14  
726 WOODRIDGE COURT

SETBACKS  
FRONT: 20'  
REAR: 10'  
SIDE: 5'

2701-344-37-014



NORTH

# SITE PLAN

SCALE: 1" = 16"