

FEE \$ 10.⁰⁰/₁
 TCP \$ 1589.⁰⁰/₁
 SIF \$ 460.⁰⁰/₁

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

BLDG PERMIT NO. _____

Building Address 227 Woodridge Ct.
 Parcel No. 2701-341-00-141
 Subdivision Woodridge
 Filing - Block - Lot 18

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1423 + Garage
 Sq. Ft. of Lot / Parcel 7914⁸
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2700⁸
 Height of Proposed Structure 22'

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 style 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 PD Maximum coverage of lot by structures per plan
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5 from PL Rear 10 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35 Special Conditions _____
 Voting District B Driveway Location Approval [Signature]
 (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 May 8, 2007
 Department Approval [Signature] Date 5-14-07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 20048
 Utility Accounting [Signature] Date 5/14/07

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



Daniel R. Gearhart
970/244-8975

DATE: 03/19/07

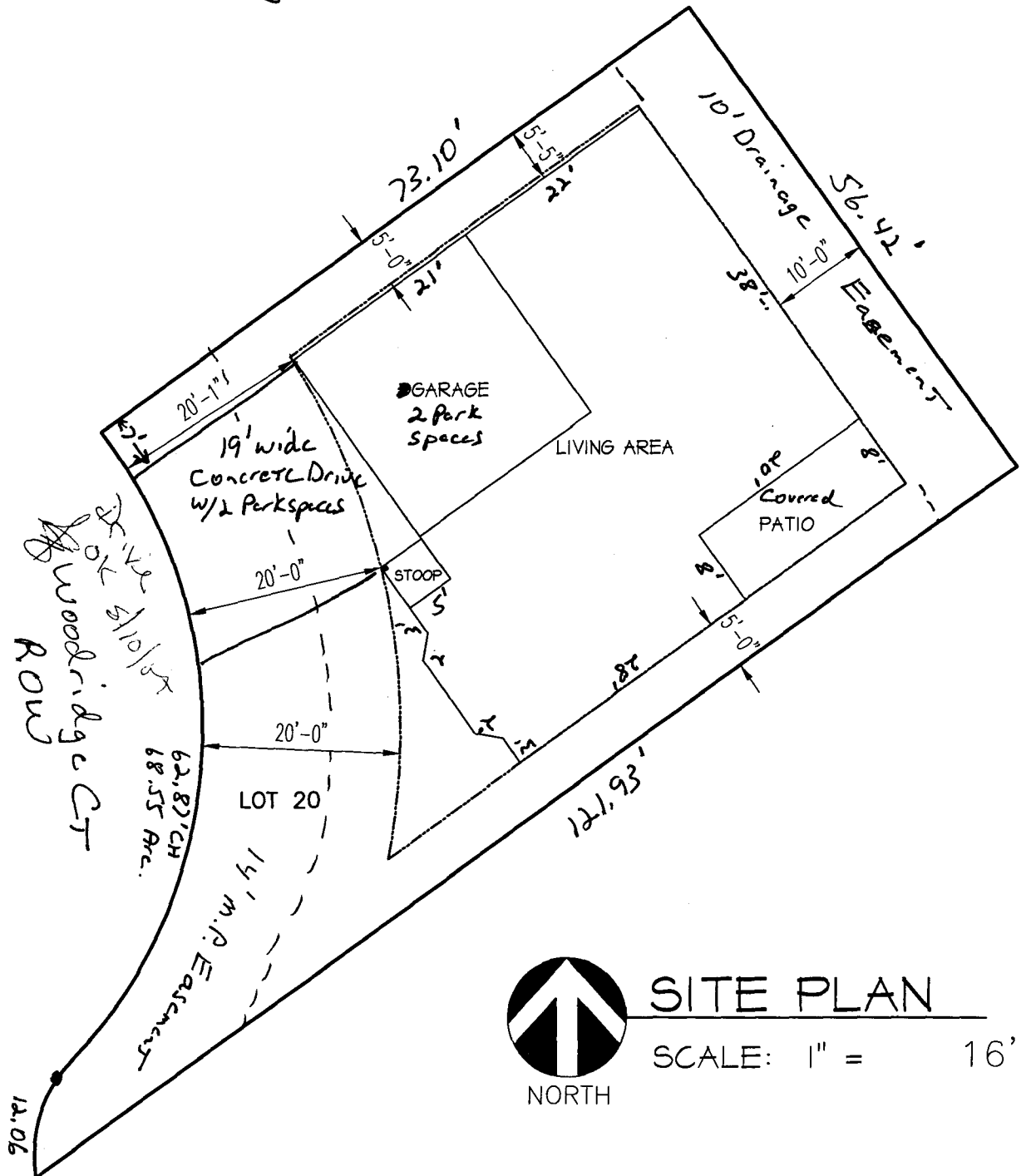
SPEC HOME

LOT 18
727 WOODRIDGE COURT

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

ACTUAL
20'
10'
L 5'-5"
R 5'-0"

Blondy Spence
5-14-07



SITE PLAN

SCALE: 1" = 16'