

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 728 Woodridge Ct. 81505  
 Parcel No. 2201-344-37-013  
 Subdivision Woodridge  
 Filing — Block — Lot 13

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1711\*  
 Sq. Ft. of Lot / Parcel 6274\*  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3100\*  
 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 Construction  
 Address 2320-E 1/2 Rd.  
 City / State / Zip Grand Jct, CO 81503  
 Telephone 234-0822 - Dan

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: New S/F Home (ranch)  
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 70%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  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 SH  
 (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. Gault Date Sept 28, 2007  
 Department Approval SH Gaylen Hedden Date 10-5-07

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>200676</u>
Utility Accounting <u>a</u>	Date <u>10/5/07</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.

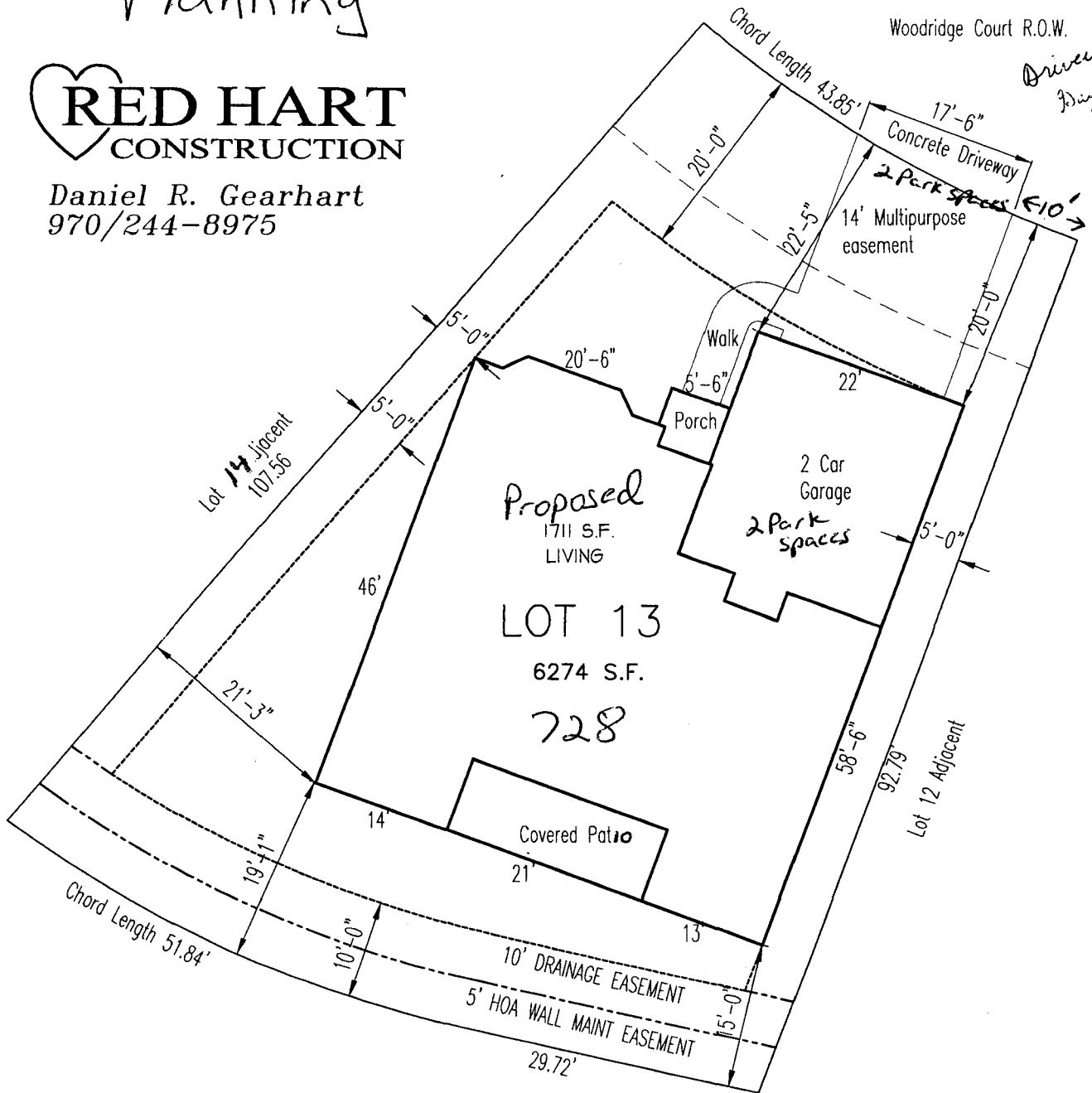
Planning



Daniel R. Gearhart  
970/244-8975

Woodridge Court R.O.W.

*Driveway OK  
Daglen Henderson*



# SITE PLAN

SCALE: 1" = 16'

10.5.07

*D.R. Gearhart/Henderson*

DATE: 06/11/07

SPEC HOME

LOT 13  
728 WOODRIDGE COURT

ACTUAL	SETBACKS	MIN
20'	FRONT:	20'
15'	REAR:	10'
5'	SIDE:	5'

I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the above is a true and correct copy of the original as filed in my office.

DATED: 06/11/07

\_\_\_\_\_

PROFESSIONAL ENGINEER