

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. pl

Building Address 729 Woodridge Ct.  
 Parcel No. 2701-341-00-141  
 Subdivision Woodridge  
 Filing — Block — Lot 19

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1711  
 Sq. Ft. of Lot / Parcel 7561<sup>sq</sup>  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3100<sup>sq</sup>  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

Name RED HART Homes at Woodridge  
 Address 2320 - E 1/2 Rd.  
 City / State / Zip G.J., 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  
 Address Same  
 City / State / Zip \_\_\_\_\_  
 Telephone 234-0822 - Den

**\*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 <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>Ad</u> (Engineer's Initials)		

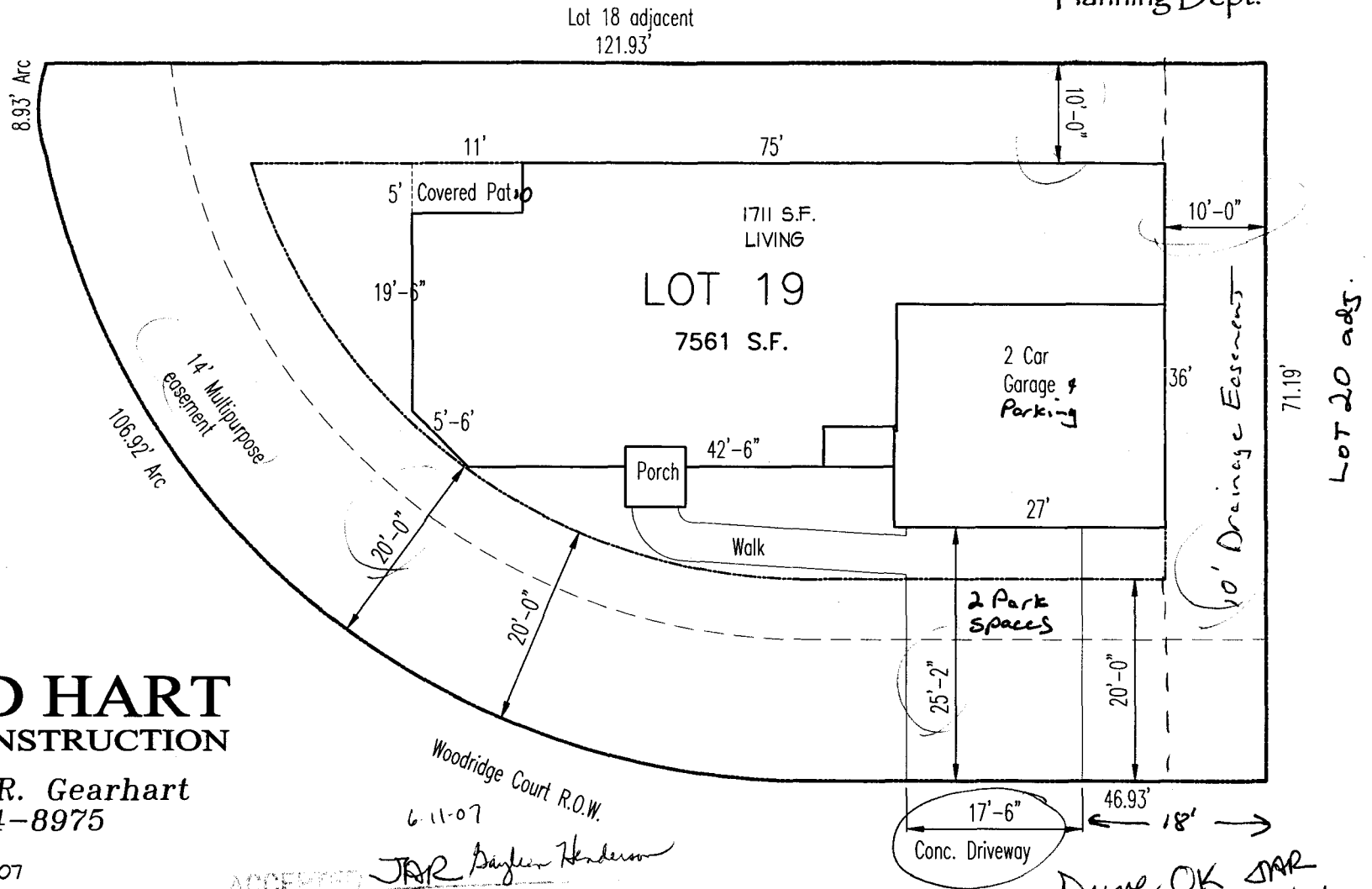
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Daniel R. Hult Date June 6, 2007  
 Department Approval JAR Gayle Henderson Date 6-11-07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

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: 03/19/07

SPEC HOME

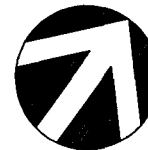
PLAN 5  
LOT 19  
729 WOODRIDGE COURT

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

FRONT SETBACKS ON BOTH SOUTH AND WEST SIDES

ACCEPTED  
ALL SETBACKS MUST BE  
LOCATED AND PROPERLY  
EASEMENTS  
PROPERLY  
LOCATED AND PROPERLY  
EASEMENTS

JAR Daylen Henderson  
6.11.07



NORTH

**SITE PLAN**

SCALE: 1" = 16''

Dune OK SAR  
(no wider than 33' w/ 5' space to prep line)