

FEE \$	10
TCP \$	1589
SIF \$	460

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 730 Woodridge Ct  
 Parcel No. 2701-344-37-012  
 Subdivision Woodridge  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 12

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1818<sup>0</sup>  
 Sq. Ft. of Lot / Parcel 6055<sup>0</sup>  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3300<sup>0</sup> 54%  
 Height of Proposed Structure 22'

**OWNER INFORMATION:**

Name RED HART Homes at Woodridge  
 Address 2320 - E 1/2 Road.  
 City / State / Zip Grand Junction, 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 2320 - E 1/2 Rd.  
 City / State / Zip Grand Jct, CO 81503  
 Telephone 234-~~888~~ 0822 (Dan)

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: New ranch style 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% per plan</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>3</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>100-yr flood &lt; 1 foot, FEC not</u>
Voting District <u>B</u> Driveway Location Approval <u>PH</u> (Engineer's Initials)	<u>necessary per R.P.</u>

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 OCT 2, 2007  
 Department Approval PH Judith A. Vance Date 11/9/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20739</u>
Utility Accounting <u>(Signature)</u>	Date <u>11/9/07</u>		

Planning



Daniel R. Gearhart  
970/244-8975

DATE: 08/16/07  
REV. DATE:

SPEC HOME

LOT 12  
730 WOODRIDGE COURT

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

Right  
Left

ACT  
20'-0"  
13'-1"  
5'-0"  
5'-7"

LOT 13 ADJACENT

Drive OK  
1H

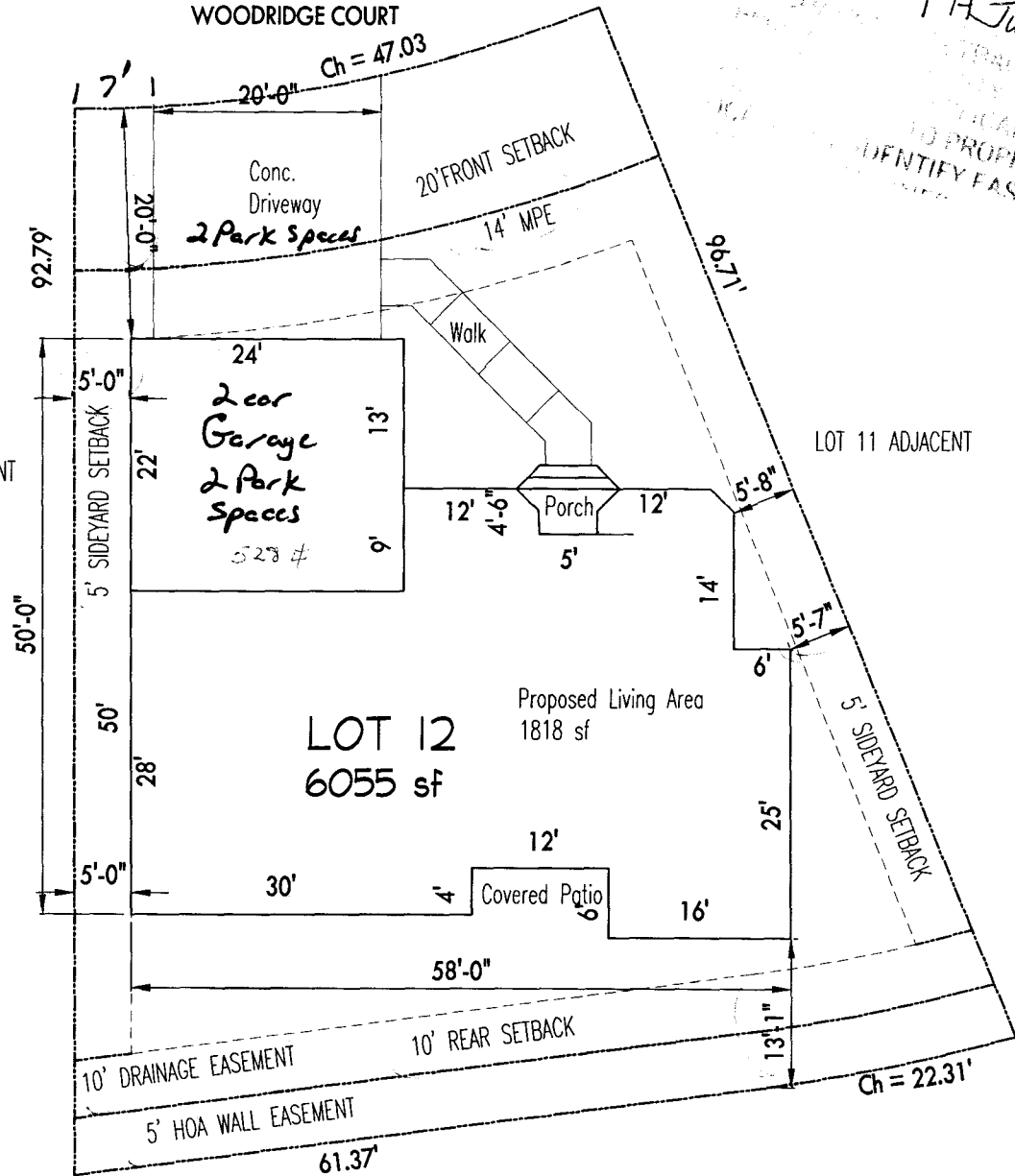


NORTH

# SITE PLAN

SCALE: 1" = 16"

Drive OK  
1H  
WOODRIDGE COURT



PH: Judith A. Rice  
SETBACKS MUST BE  
PROPERLY PLANNING  
APPLICANTS  
TO PROPERLY  
IDENTIFY EASEMENTS