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

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

BLDG PERMIT NO. _____

Building Address 233 Woodridge Ct. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2201-344-37-021 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1086⁰
 Subdivision Woodridge Sq. Ft. of Lot / Parcel 2465⁰
 Filing — Block — Lot 21 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1900⁰
 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 G. J., CO 81503
 Telephone 234-0822 (Dan)

***TYPE OF HOME PROPOSED:**

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

NOTES: New ranch style S/F Townhome w/1 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 <u>X</u> NO _____ | | |
| Side <u>0</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>PH</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. Hill Date OCT 17, 2007
 Department Approval PH Judith A. Rice Date 10/24/07

| | |
|--|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>20706</u> |
| Utility Accounting <u>(initials)</u> | Date <u>10/24/07</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)

125199
 03
 06
 01
 316
 102
 4028

~~1514133~~ Woodridge Ct.

Planning

733 Woodridge



Daniel R. Gearhart
970/244-8975

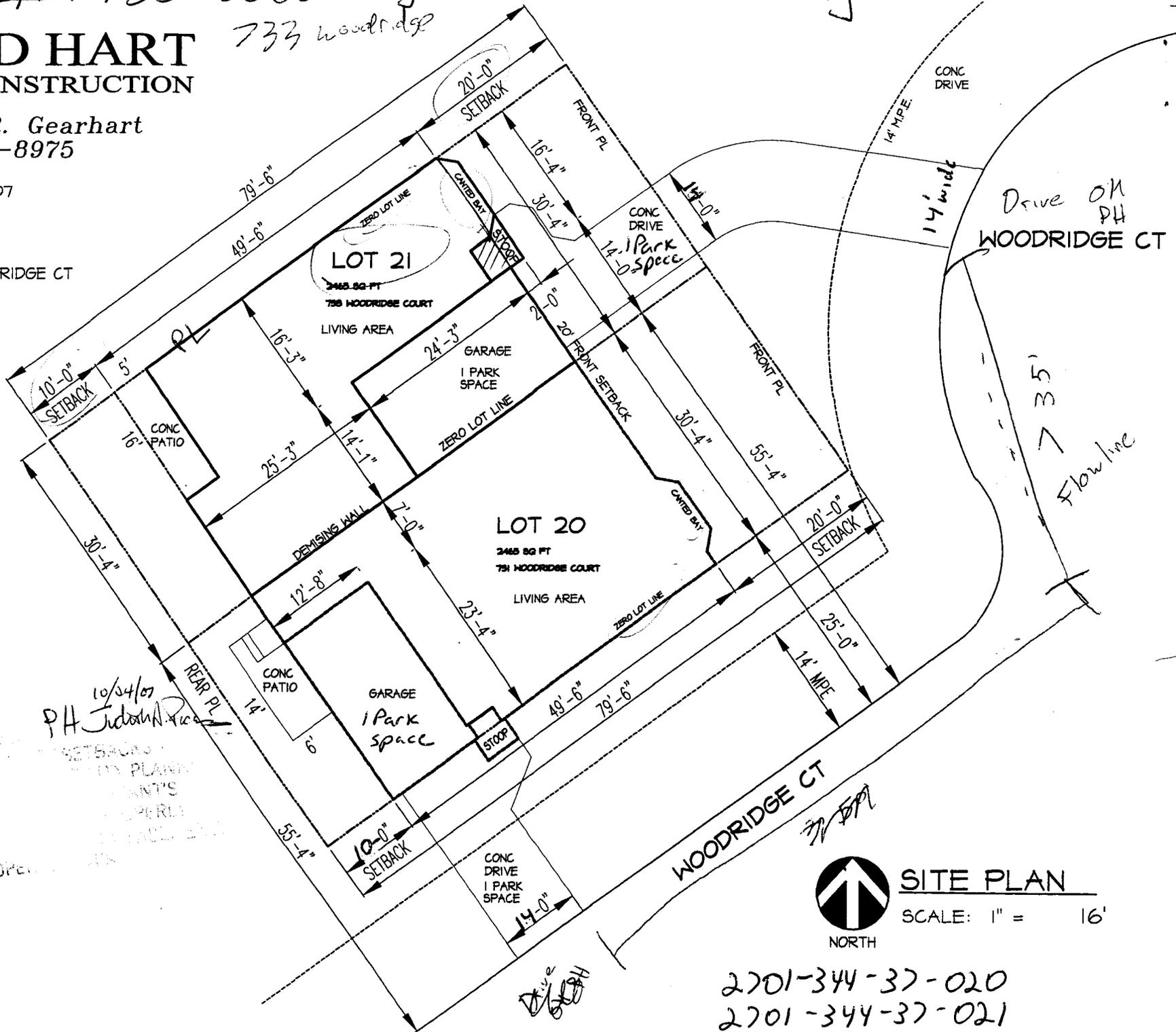
DATE: 05/08/07

SPEC HOME

LOTS 20 & 21
731 & 733 WOODRIDGE CT

min SETBACKS
FRONT: 20'
REAR: 10'
L. SIDE: 0'
R. SIDE: 0'

Actual
Front 20'
Rear 10'
L Side 0
R Side 0



10/24/07
PH Johnson

AGENCY
REQUIREMENTS
LOCAL AND PROPERTY



SITE PLAN

SCALE: 1" = 16'

2701-344-37-020
2701-344-37-021