

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 232 Woodridge Ct
 Parcel No. 2201-344-37-011
 Subdivision Woodridge
 Filing _____ Block _____ Lot 11

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1849^{sq}
 Sq. Ft. of Lot / Parcel 6031^{sq}
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3000^{sq}
 Height of Proposed Structure 22'

OWNER INFORMATION:

Name RED HART Homes at Woodridge Ct
 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.
 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 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 PD Maximum coverage of lot by structures _____
 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 DH
 (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. Holt Date Oct 7, 2007
 Department Approval DH Judith R... Date _____

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No: 20786
 Utility Accounting _____ Date 11/30/07

Planning Dept.

By Judith A. [Signature]

Woodridge Court

Driveway OK
8/24/07 [Signature]



Daniel R. Gearhart
970/244-8975

DATE: 07/30/07

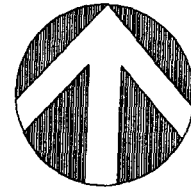
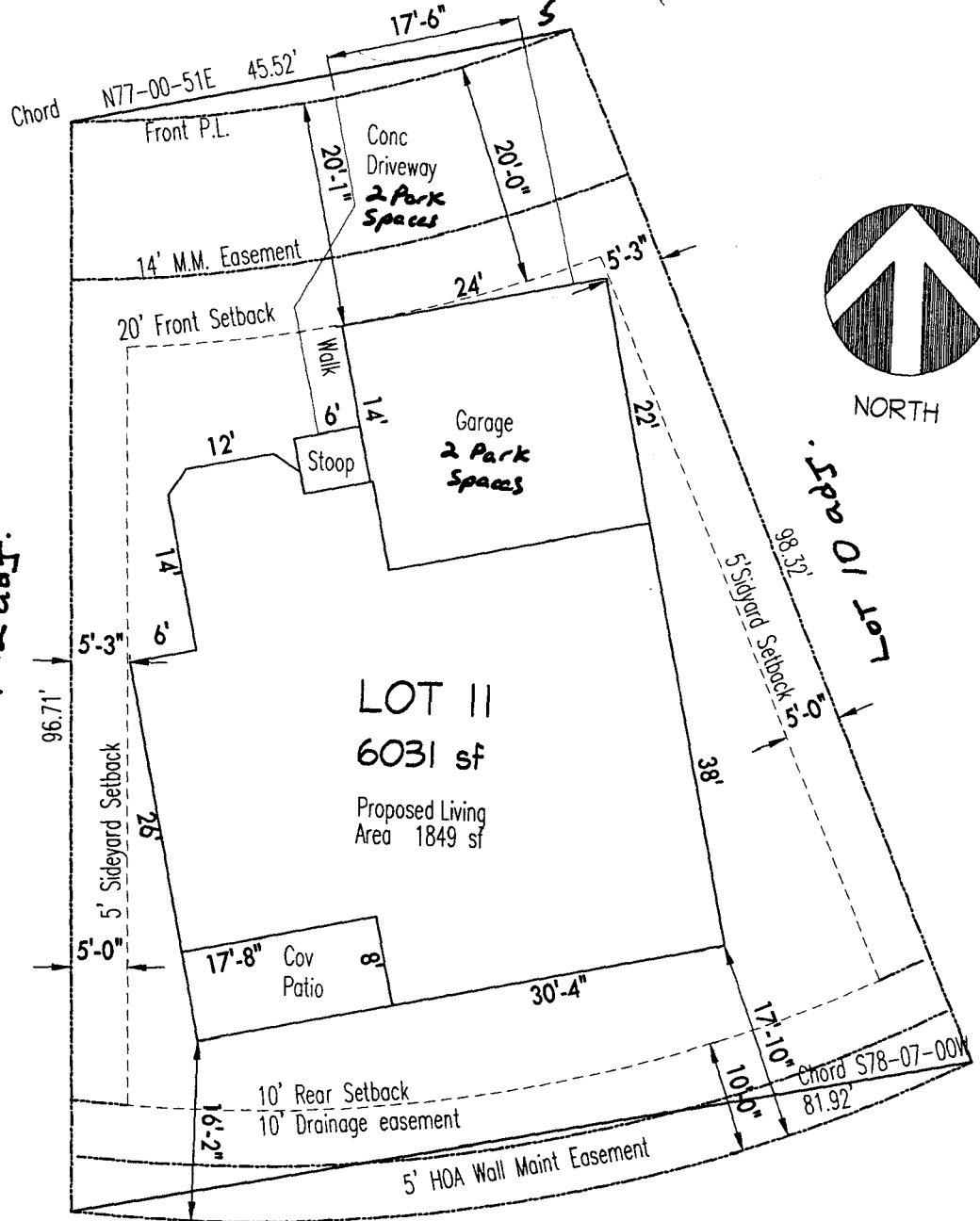
SPEC HOME

LOT II
736 WOODRIDGE COURT

Min SETBACKS
FRONT: 20'
REAR: 10'
L. SIDE: 5'
R. Side 5'

Actual
20'-1"
16'-2"
5'-3"
5'-3"

Lot 12 adj.



NORTH

SITE PLAN

SCALE: 1" = 16"