

FEE \$ <u>10.00</u>
TCP \$ <u>1589.00</u>
SIF \$ <u>460.00</u>

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

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

Building Address 736 Woodridge Ct.  
Parcel No. 2701-344-37-009  
Subdivision Woodridge  
Filing — Block — Lot 9

No. of Existing Bldgs 0 No. Proposed 1  
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1618<sup>0</sup>  
Sq. Ft. of Lot / Parcel 6031<sup>0</sup>  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3200<sup>0</sup>  
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 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/3  
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>25'</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. Hult Date Feb 25 2008  
Department Approval PH Paul Hornbeck Date 3/7/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>20902</u>
Utility Accounting <u>⊙</u> Date <u>3/7/08</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)

736 Woodridge Ct.  
 Planning Dept.



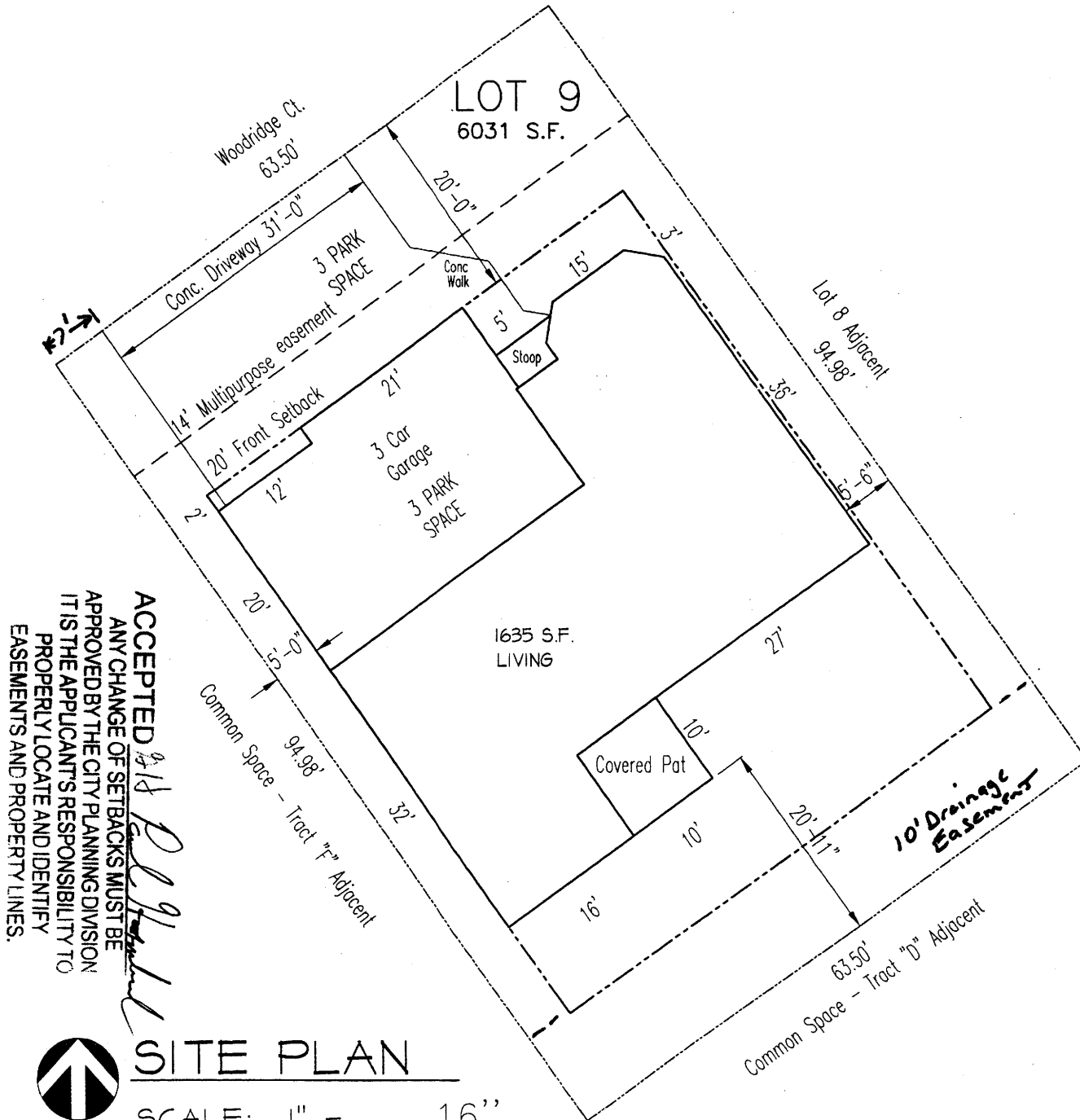
Daniel R. Gearhart  
 970/244-8975

DATE: 01/29/07

SPEC HOME

LOT 9 - 6031<sup>0</sup>  
 736 WOODRIDGE COURT

SETBACKS	MIN	ACTUAL
FRONT:	20'	20'
REAR:	10'	20'-11"
NE SIDE:	5'	5'-6"
SW SIDE:	5'	5'



ACCEPTED 8/18 [Signature]  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SITE PLAN

SCALE: 1" = 16"