

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 741 Woodridge Ct
 Parcel No. 2701-341-37-025
 Subdivision Woodridge
 Filing — Block — Lot 25

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1305
 Sq. Ft. of Lot / Parcel 2665
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) #8 2000
 Height of Proposed Structure 22'

OWNER INFORMATION:

Name RED HART Homes at Woodridge C
 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): attached patio home

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 S/F ranch style attached patio home 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>	PAID APR 10 2008	
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>0</u> from PL Rear <u>10'</u> from PL	Parking Requirement _____		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District <u>B</u>	Driveway Location Approval <u>PD</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).

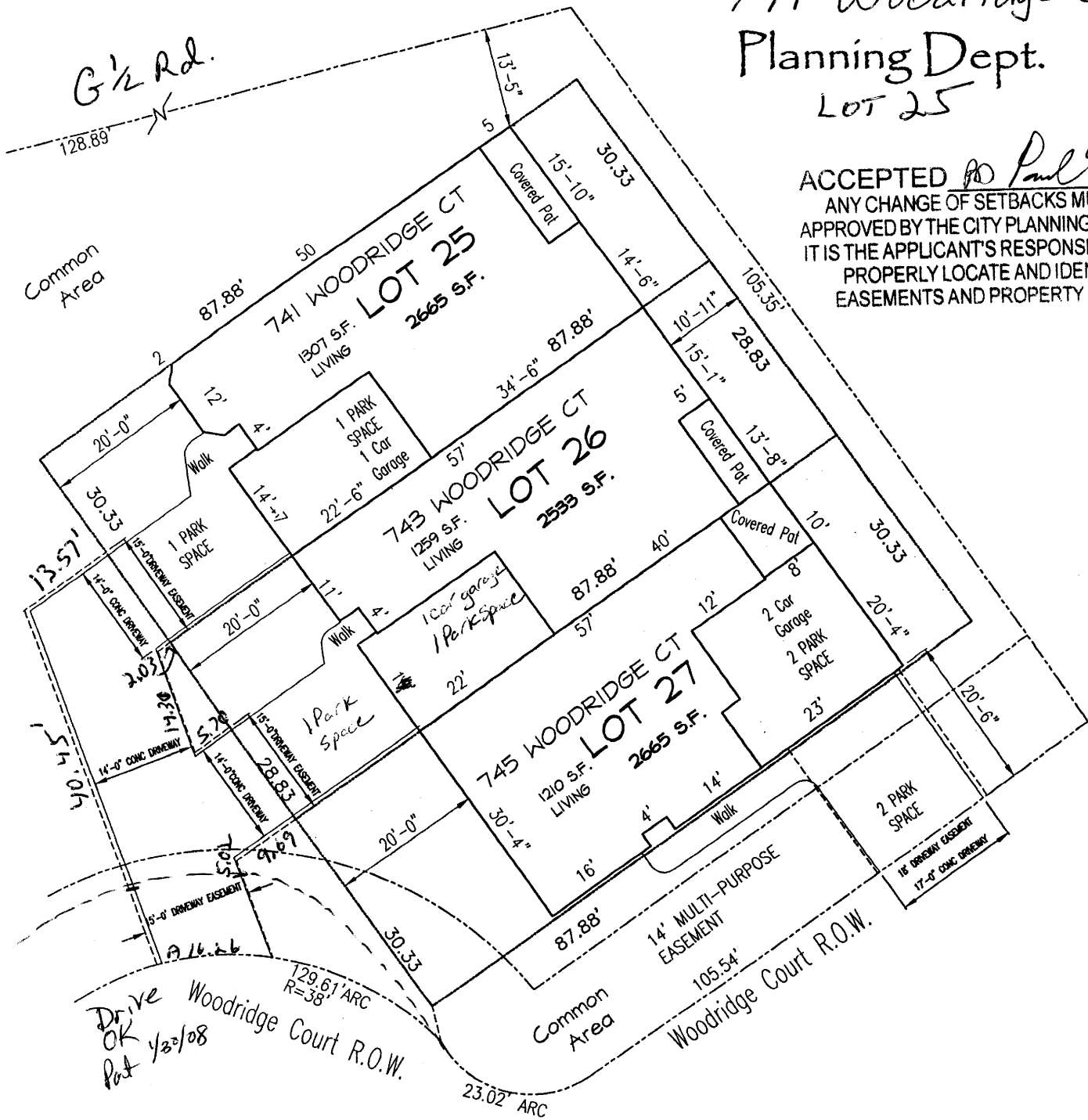
Applicant Signature Dan R. Hart Lt Date Jan 24, 2008
 Department Approval PD Paul Henkel Date 4/11/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20979</u>
Utility Accounting <u>OK</u>	Date <u>4/11/08</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)

741 Woodridge Ct
 Planning Dept.
 LOT 25

ACCEPTED *Paul Hornum*
 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" = 20"

NORTH



Daniel R. Gearhart
 970/244-8975

DATE: 12./20/07

SPEC TRIPLEX
 LOTS 25-26-27
 741 - 743 - 745 WOODRIDGE COURT

	ACTUAL	SETBACKS	MIN
741-743	20'	FRONT:	20'
745	20'-6"	FRONT:	20'
	10'	REAR:	10'
741	13'-6"	SIDE:	5'
745	20'-0"	SIDE:	5'

FRONT SETBACKS ON BOTH SOUTH AND WEST SIDES