	BLDG PERMIT NO.			
TCP \$ 1589 (Single Family Residential and A				
SIF \$ 460 - Community Developme	ent Department			
Building Address 243 Woodridge CT.	No. of Existing Bldgs No. Proposed			
Parcel No. 2701-341-37-026	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed <u>12.59</u>			
Subdivision Woodridge	Sq. Ft. of Lot / Parcel 2533			
Filing Block Lot 26	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) <i>1 9 4 つ *</i>			
OWNER INFORMATION:	Height of Proposed Structure			
Name REDHART Homes at Woodridge	DESCRIPTION OF WORK & INTENDED USE:			
Address 2320-EZRal	New Single Family Home (*check type below)			
City / State / Zip Grand Jer CO \$1503	X Other (please specify): <u>attached patie here</u>			
APPLICANT INFORMATION:	YPE OF HOME PROPOSED:			
Name RED HARTCONST	Site Built Manufactured Home (UBC) Manufactured Home (HUD)			
Address 2320-EZRd	Other (please specify):			
City/State/Zip Grand Jot CO SISOS NO	OTES: New S/French style attached			
Telephone 234-0822 (Dam)	•			
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 COM	MUNIT DEVELOPMENT DEPARTMENT STAFF			
ZONE	Meximum coverage of lot by structures72%			
SETBACKS: Front $20'$ from property line (PL)	Permanent Poundation Required: YESNO			
Sidefrom PL Rear/0′from PL	Parking Requirement			
Maximum Height of Structure(s)	Special Conditions			
Voting DistrictB Driveway Location Approval (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 Duck R. H.	Date Jan 24 2008			
Department Approval for Paul Hotuled Date 4/11/08				
Additional water and/or sewer tap fee(s) are required: YE	s NO W/ONQ 7579			

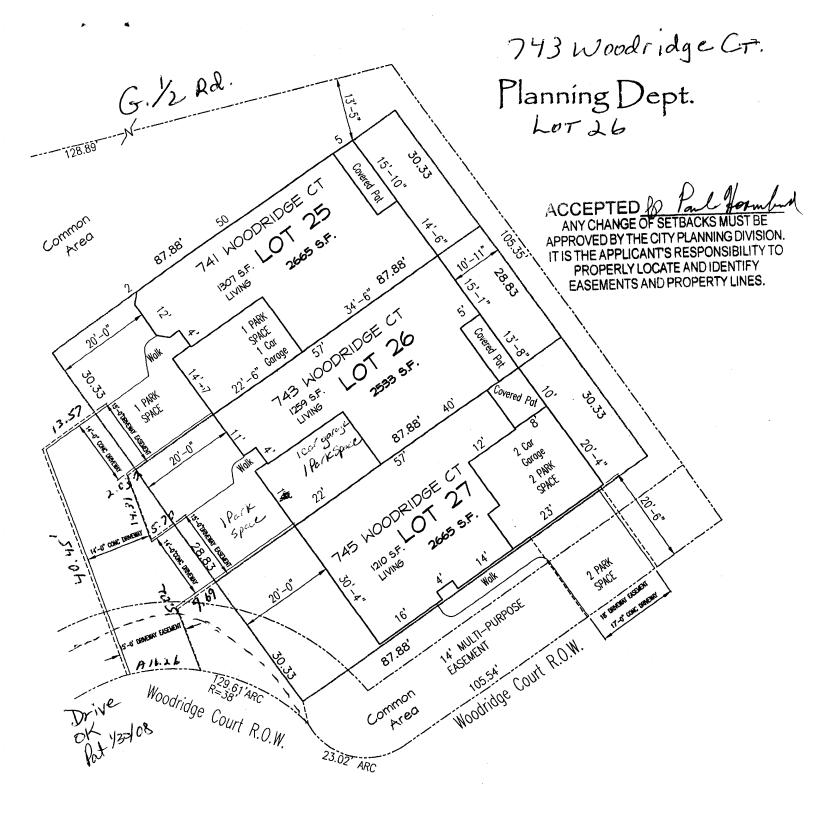
 VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code) (White: Planning)
 (Yellow: Customer)
 (Pink: Building Department)
 (Goldenrod: Utility Accounting)

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Date

L

Utility Accounting







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