

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

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

BLDG PERMIT NO. _____

Building Address 717 Woodridge CT
 Parcel No. 2701-341-37-028
 Subdivision Woodridge
 Filing — Block — Lot 28

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1322
 Sq. Ft. of Lot / Parcel 3093*
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2200
 Height of Proposed Structure 22'

OWNER INFORMATION:

Name RED HART Homes at Woodridge
 Address 2320-E 1/2 Rd.
 City / State / Zip Grand Junction, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Townhome - attached

APPLICANT INFORMATION:

Name RED HART Construction
 Address 2320-E 1/2 Rd.
 City / State / Zip Grand Jct, CO 81503
 Telephone 234-0822

***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>20</u>		
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 <u>2</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____		
Voting District <u>B</u>	Driveway Location Approval <u>PD/peck F</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. Gull Date Nov 26 2007

Department Approval PD Paul Hambeach Date 1/17/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20847</u>
Utility Accounting <u>Kateausbeny</u>	Date <u>1/17/08</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)

Planning Dept.

747-749 Woodridge Ct.

ACCEPTED PP Paul Herberich
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'

Drive OK pat 12/24/07



Daniel R. Gearhart
970/244-8975

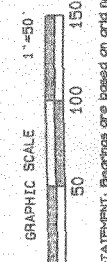
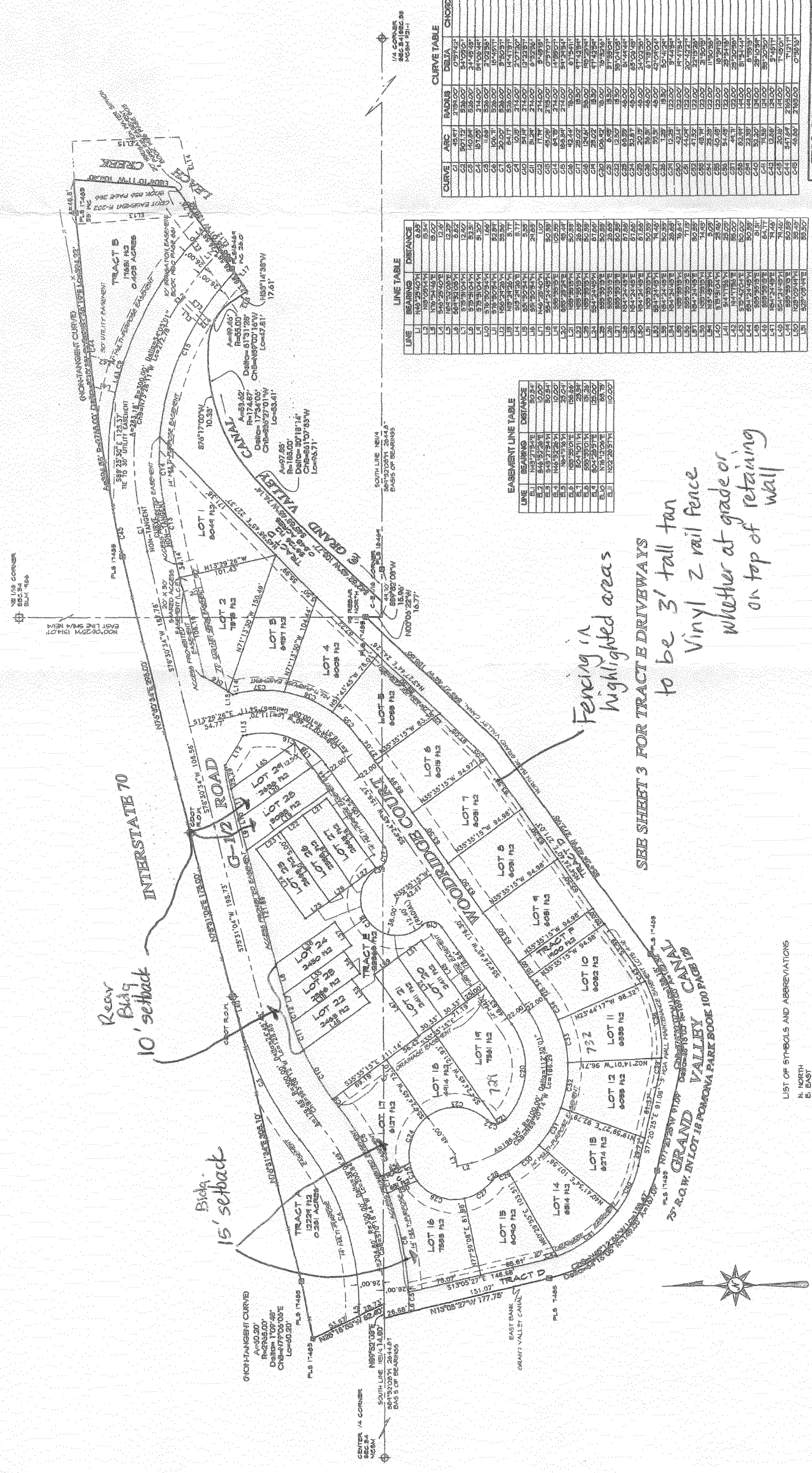
DATE: 09/28/07

SPEC DUPLEX

LOT 28 747 Woodridge Ct
LOT 29 749 Woodridge Ct

SETBACKS	MIN	ACT
FRONT:	20'	20'
REAR:	10'	10'
L SIDE:	0'	0'
R Side	0	0

WOODRIDGE SUBDIVISION



BASED ON BEARING STATEMENT. Bearings are based on grid north of observations and the corner of Mesa County Survey monument at the corner one-quarter corner of Section 34, and the brass cap Mesa County Survey marker at the East one-quarter corner of Section 34. The measured bearing of this line is N81°52'00"E.

- LIST OF SYMBOLS AND ABBREVIATIONS
- N NORTH
 - E EAST
 - S SOUTH
 - W WEST
 - A ARC LENGTH OF CURVE
 - R RADIUS OF CURVE
 - Δ DELTA INTERIOR DEFLECTION ANGLE OF CURVE
 - L CHORD OF CURVE
 - LC LENGTH OF LONG CHORD OF CURVE
 - T TANGENT
 - R RANGE
 - R.O.M. RIGHT-OF-WAY
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.L.S. PROFESSIONAL LAND SURVEYOR
 - M.C.S. MESA COUNTY SURVEY MARKER
 - G.F.S. GLOBAL POSITIONING SYSTEM
 - U.S. UNITED STATES BUREAU OF LAND MANAGEMENT
 - BLM BUREAU OF LAND MANAGEMENT
 - SEC. SECTION

- ⊕ FOUND PLS BRASS CAP MONUMENT AS NOTED
 - ⊙ FOUND PLS ALUMINUM MONUMENT AS NOTED
 - ⊙ FOUND ALUMINUM MONUMENT AS NOTED
 - ⊙ FOUND REBAR & CAP AS NOTED
 - ⊙ SET #5 REBAR/CAP PLS 18-176
- ALL EXTERIOR BOUNDARY MARKERS SET IN CONCRETE



WOODRIDGE SUBDIVISION
 WOODRIDGE LLC

SECTION: Part of E12 S34 T19N R17E W1
 INVERSE: 1 North INVERSE: 1 West MERIDIAN: UTE

River City CONSULTANTS, INC.
 Integrated Design Solutions
 754 Market Street, Suite 100
 Grand Junction, CO 81505
 Phone: 970-944-4782 Email: info@rivercity.com

Date of Survey: May 9, 2005 Field Surveyor: bbb
 Drawn: bbb Checked: dsb Approval: dsb
 Job No. 0794-001
 Revision Date: Mar 22, 2007
 Revision: bbb
 BLSurveyA07091 WoodridgeA1000.pco
 Sheet 2 of 3

LINE TABLE

LINE	BEARING	DISTANCE
L1	N45°25'00"W	6.89
L2	N89°05'14"E	15.94
L3	S90°00'00"W	15.00
L4	N84°20'00"E	12.38
L5	N84°20'00"E	6.82
L6	S41°30'00"W	12.60
L7	S75°10'04"W	12.60
L8	S75°10'04"W	9.25
L9	S75°10'04"W	9.25
L10	S75°10'04"W	9.25
L11	S75°10'04"W	9.25
L12	S75°10'04"W	9.25
L13	S75°10'04"W	9.25
L14	S75°10'04"W	9.25
L15	S75°10'04"W	9.25
L16	S75°10'04"W	9.25
L17	S75°10'04"W	9.25
L18	S75°10'04"W	9.25
L19	S75°10'04"W	9.25
L20	S75°10'04"W	9.25
L21	S75°10'04"W	9.25
L22	S75°10'04"W	9.25
L23	S75°10'04"W	9.25
L24	S75°10'04"W	9.25
L25	S75°10'04"W	9.25
L26	S75°10'04"W	9.25
L27	S75°10'04"W	9.25
L28	S75°10'04"W	9.25
L29	S75°10'04"W	9.25
L30	S75°10'04"W	9.25

EASEMENT LINE TABLE

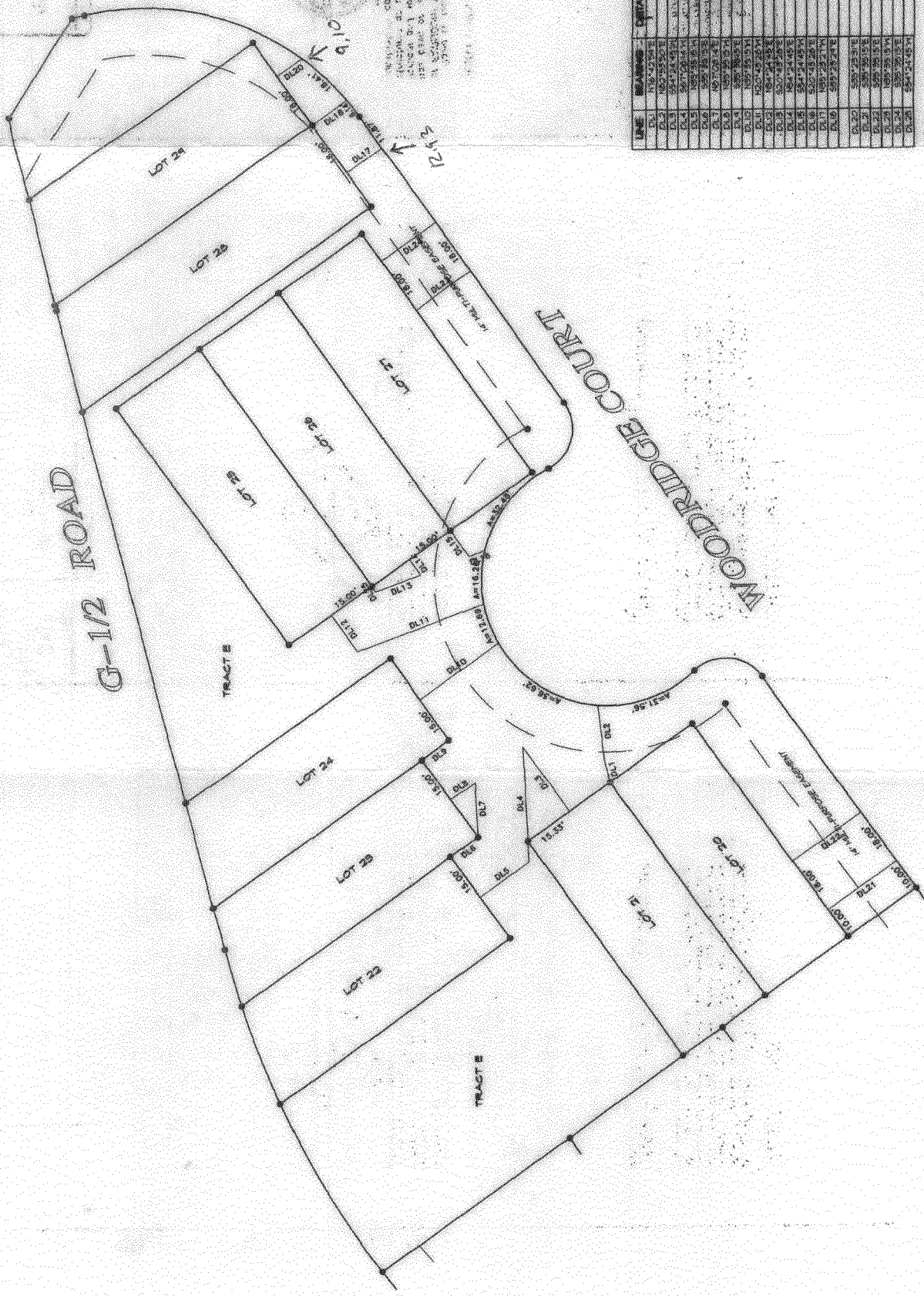
LINE	BEARING	DISTANCE
E1	N45°25'00"W	6.89
E2	N89°05'14"E	15.94
E3	S90°00'00"W	15.00
E4	N84°20'00"E	12.38
E5	N84°20'00"E	6.82
E6	S41°30'00"W	12.60
E7	S75°10'04"W	12.60
E8	S75°10'04"W	9.25
E9	S75°10'04"W	9.25
E10	S75°10'04"W	9.25
E11	S75°10'04"W	9.25
E12	S75°10'04"W	9.25
E13	S75°10'04"W	9.25
E14	S75°10'04"W	9.25
E15	S75°10'04"W	9.25
E16	S75°10'04"W	9.25
E17	S75°10'04"W	9.25
E18	S75°10'04"W	9.25
E19	S75°10'04"W	9.25
E20	S75°10'04"W	9.25
E21	S75°10'04"W	9.25
E22	S75°10'04"W	9.25
E23	S75°10'04"W	9.25
E24	S75°10'04"W	9.25
E25	S75°10'04"W	9.25
E26	S75°10'04"W	9.25
E27	S75°10'04"W	9.25
E28	S75°10'04"W	9.25
E29	S75°10'04"W	9.25
E30	S75°10'04"W	9.25

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	45°17'	275.00'	0°27'42"	S71°00'23"W	48.01'
C2	50°12'	236.00'	0°29'00"	N75°28'11"W	28.45'
C3	100°00'	236.00'	0°29'00"	S45°03'17"W	81.00'
C4	100°00'	236.00'	0°29'00"	S10°18'41"W	95.44'
C5	100°00'	236.00'	0°29'00"	N10°35'51"E	106.28'
C6	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C7	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C8	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C9	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C10	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C11	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C12	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C13	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C14	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C15	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C16	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C17	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C18	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C19	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C20	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C21	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C22	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C23	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C24	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C25	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C26	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C27	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C28	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C29	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C30	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C31	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C32	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C33	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C34	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C35	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C36	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C37	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C38	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C39	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C40	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C41	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C42	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C43	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C44	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C45	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C46	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C47	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C48	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C49	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'
C50	100°00'	236.00'	0°29'00"	N85°11'29"E	106.28'

SECTION 5, 25th 27th, 28th 29th 30th 31st 32nd 33rd 34th 35th 36th 37th 38th 39th 40th 41st 42nd 43rd 44th 45th 46th 47th 48th 49th 50th 51st 52nd 53rd 54th 55th 56th 57th 58th 59th 60th 61st 62nd 63rd 64th 65th 66th 67th 68th 69th 70th 71st 72nd 73rd 74th 75th 76th 77th 78th 79th 80th 81st 82nd 83rd 84th 85th 86th 87th 88th 89th 90th 91st 92nd 93rd 94th 95th 96th 97th 98th 99th 100th

WOODRIDGE SUBDIVISION SHARED DRIVEWAYS (LIMITED COMMON AREAS)



LINE	BEARING	DISTANCE
D.1	N89°42'58"E	8.57
D.2	N89°42'58"E	8.57
D.3	N89°42'58"E	8.57
D.4	S01°24'42"W	11.28482
D.5	N89°42'58"E	8.57
D.6	S89°42'58"E	8.57
D.7	N89°42'58"E	8.57
D.8	S89°42'58"E	8.57
D.9	N89°42'58"E	8.57
D.10	S89°42'58"E	8.57
D.11	N89°42'58"E	8.57
D.12	S89°42'58"E	8.57
D.13	N89°42'58"E	8.57
D.14	S89°42'58"E	8.57
D.15	N89°42'58"E	8.57
D.16	S89°42'58"E	8.57
D.17	N89°42'58"E	8.57
D.18	S89°42'58"E	8.57
D.19	N89°42'58"E	8.57
D.20	S89°42'58"E	8.57
D.21	N89°42'58"E	8.57
D.22	S89°42'58"E	8.57
D.23	N89°42'58"E	8.57
D.24	S89°42'58"E	8.57
D.25	N89°42'58"E	8.57
D.26	S89°42'58"E	8.57
D.27	N89°42'58"E	8.57
D.28	S89°42'58"E	8.57
D.29	N89°42'58"E	8.57
D.30	S89°42'58"E	8.57
D.31	N89°42'58"E	8.57
D.32	S89°42'58"E	8.57
D.33	N89°42'58"E	8.57
D.34	S89°42'58"E	8.57
D.35	N89°42'58"E	8.57
D.36	S89°42'58"E	8.57
D.37	N89°42'58"E	8.57
D.38	S89°42'58"E	8.57
D.39	N89°42'58"E	8.57
D.40	S89°42'58"E	8.57
D.41	N89°42'58"E	8.57
D.42	S89°42'58"E	8.57
D.43	N89°42'58"E	8.57
D.44	S89°42'58"E	8.57
D.45	N89°42'58"E	8.57
D.46	S89°42'58"E	8.57
D.47	N89°42'58"E	8.57
D.48	S89°42'58"E	8.57
D.49	N89°42'58"E	8.57
D.50	S89°42'58"E	8.57
D.51	N89°42'58"E	8.57
D.52	S89°42'58"E	8.57
D.53	N89°42'58"E	8.57
D.54	S89°42'58"E	8.57
D.55	N89°42'58"E	8.57
D.56	S89°42'58"E	8.57
D.57	N89°42'58"E	8.57
D.58	S89°42'58"E	8.57
D.59	N89°42'58"E	8.57
D.60	S89°42'58"E	8.57
D.61	N89°42'58"E	8.57
D.62	S89°42'58"E	8.57
D.63	N89°42'58"E	8.57
D.64	S89°42'58"E	8.57
D.65	N89°42'58"E	8.57
D.66	S89°42'58"E	8.57
D.67	N89°42'58"E	8.57
D.68	S89°42'58"E	8.57
D.69	N89°42'58"E	8.57
D.70	S89°42'58"E	8.57
D.71	N89°42'58"E	8.57
D.72	S89°42'58"E	8.57
D.73	N89°42'58"E	8.57
D.74	S89°42'58"E	8.57
D.75	N89°42'58"E	8.57
D.76	S89°42'58"E	8.57
D.77	N89°42'58"E	8.57
D.78	S89°42'58"E	8.57
D.79	N89°42'58"E	8.57
D.80	S89°42'58"E	8.57
D.81	N89°42'58"E	8.57
D.82	S89°42'58"E	8.57
D.83	N89°42'58"E	8.57
D.84	S89°42'58"E	8.57
D.85	N89°42'58"E	8.57
D.86	S89°42'58"E	8.57
D.87	N89°42'58"E	8.57
D.88	S89°42'58"E	8.57
D.89	N89°42'58"E	8.57
D.90	S89°42'58"E	8.57
D.91	N89°42'58"E	8.57
D.92	S89°42'58"E	8.57
D.93	N89°42'58"E	8.57
D.94	S89°42'58"E	8.57
D.95	N89°42'58"E	8.57
D.96	S89°42'58"E	8.57
D.97	N89°42'58"E	8.57
D.98	S89°42'58"E	8.57
D.99	N89°42'58"E	8.57
D.100	S89°42'58"E	8.57



BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mass County Local Coordinate System, locally determined by GPS observations on the brass cap Head Const. Survey marker at the Center one-quarter corner of Section 34, and the brass cap Head Const. Survey marker at the East one-quarter corner of Section 34. The measured bearing of the line is N89°42'58"E.

WOODRIDGE SUBDIVISION
WOODRIDGE LLC

SECTION 34 of 34 North Range 1 West

River City CONSULTANTS, INC.
Professional Design Solutions
744 Horizon Court, Suite 113
Grand Junction, CO 81505
Phone: 970-841-0788 Email: info@rciconsultants.com

Date of Survey: May 9, 2025
Drawn: bbb
Checked: cbb
SECTION 34 of 34

Revision Date: May 22, 2025
Job No. 0794-021
Approved: cbb
E:\Survey\0794 WoodRidge\0990.dwg
Sheet 3 of 3

18.00' DL2
14' MULTI-PURPOSE EASEMENT
18.00' DL2

12.93
↑
17.87

WOODRIDGE SUBDIVISION
PLAT 100-000-001
TOWN OF
COUNTY OF
STATE OF
DATE

JRT

LINE	BEARING	DISTANCE
DL1	N76°42'54"E	6.90'
DL2	N62°53'50"E	16.65'
DL3	S54°24'45"W	23.00'
DL4	S67°06'14"W	34.62'
DL5	N35°35'15"W	18.19'
DL6	S35°35'15"E	20.00'
DL7	N67°06'14"E	16.44'
DL8	N35°35'15"W	8.89'
DL9	S35°35'15"E	10.00'
DL10	N35°35'15"W	26.98'
DL11	N20°43'28"W	40.45'
DL12	N54°24'45"E	13.51'
DL13	S20°43'28"E	14.31'
DL14	N54°24'45"E	5.70'
DL15	S54°24'45"W	9.69'
DL16	S20°43'28"E	5.02'
DL17	N35°23'27"W	12.93'
DL18	S35°23'27"E	12.64'
DL20	S35°23'31"E	9.10'
DL21	S35°35'15"E	25.00'
DL22	S35°35'15"E	25.00'
DL23	N35°35'15"W	20.00'
DL24	S35°35'15"E	20.00'
DL25	S54°24'45"W	2.03'

↑
↑

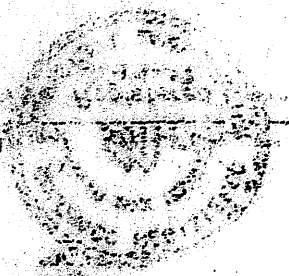
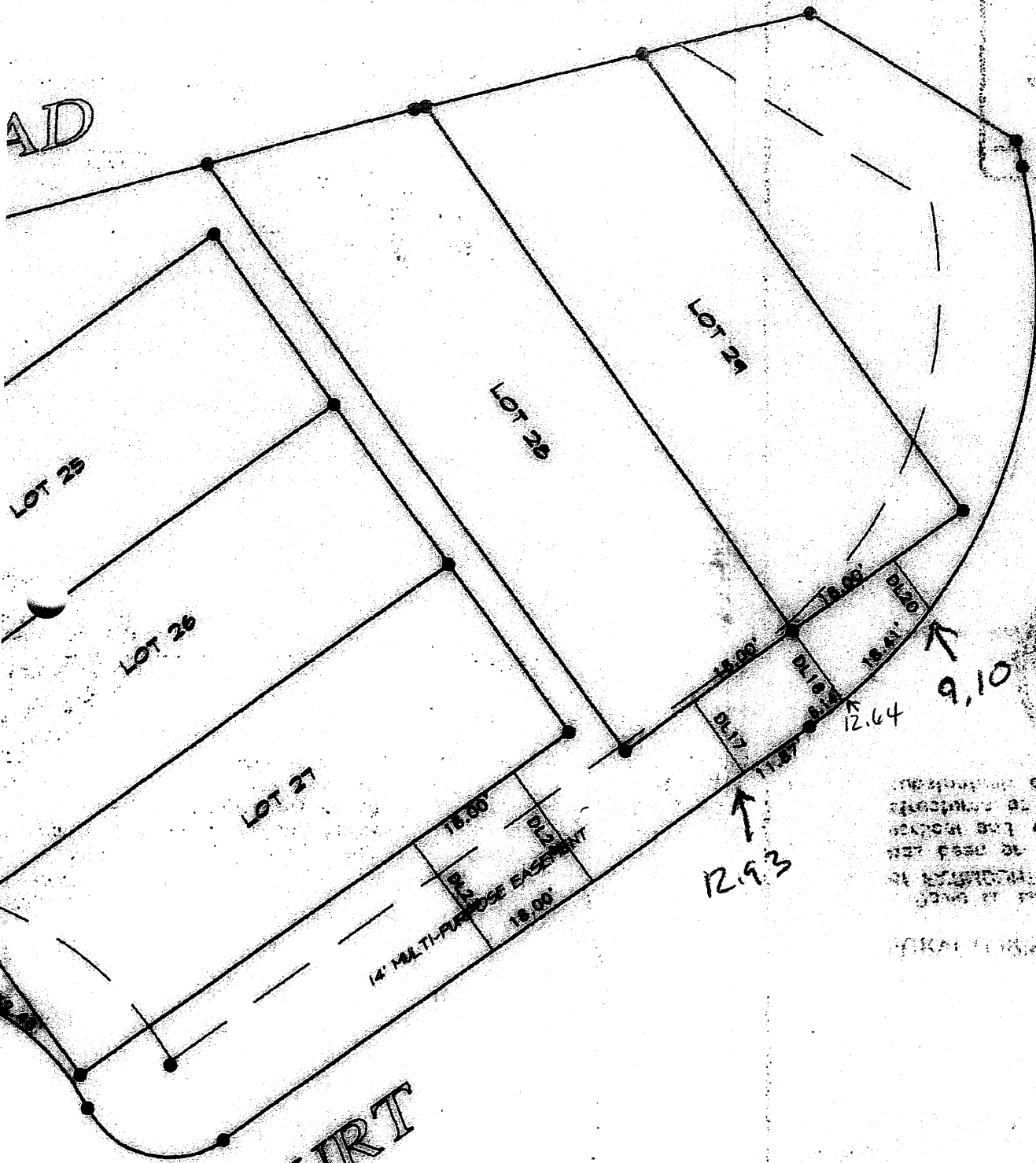


WOODRIDGE SUBDIVISION
WOODRIDGE LLC

SECTION: Part of E1/2 S34 | TWP. 34 North | RANGE: 1 West | ME

City of...

AD



THESE PLANS AND CONDITIONS
 SPECIFY THE LOCATION OF THE
 SEWER MAIN AND THE LOCATION
 OF THE SEWER MAIN AND THE
 LOCATION OF THE SEWER MAIN
 AND THE LOCATION OF THE SEWER MAIN

LOCAL USES (EXISTING)

RIDGE COURT

USE	AREA	PERCENTAGE
P1	100.00	100.00
P2	100.00	100.00
P3	100.00	100.00
P4	100.00	100.00
P5	100.00	100.00

747-749 ~~739~~ Woodridge Dr.

from time to time. Common Area shall be divided into two categories, "General Common Area" and "Limited Common Area" having the following definitions:

(i) "General Common Area" means all Common Area except all Limited Common Area and may be designated by abbreviation on the plat as "GCB;"

(ii) "Limited Common Area" means those Common Areas designated or reserved herein or on the plat map for the exclusive use by fewer than all of the Owners of Lots, and may be designated by abbreviation on the plat as "LCE" and shall include all sidewalks, driveways and patios constructed by or on behalf of the Declarant for use by specific Unit Owners, regardless of whether they are designated as LCE's on the plat map. The Limited Common Area is for the exclusive use of the Owners of the Units to which they are attached or relate, their respective invitees and guests.

Section 5. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 6. "Declarant" shall mean and refer to Woodridge, LLC, its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

Section 7. "Architectural Control Committee" shall mean and refer to the Architectural Control Committee set forth at Article VI of this Declaration.

ARTICLE II
PROPERTY RIGHTS IN THE LOTS AND COMMON AREAS

Section 1. Title to the Lots. The Declarant, its successors and assigns, shall convey fee simple title to the Lots subject to current real property taxes, which taxes shall be prorated to the date of transfer, and easements, conditions and reservations then of record, including those set forth in this Declaration. No Owner shall be entitled to subdivide a Lot, nor shall any Owner be entitled to sever his ownership interest in a Lot from his membership in the Association, provided that this clause shall not be construed as precluding the Owner of a Lot from creating a co-tenancy or joint tenancy with any other person or persons.

Section 2. Title to the Common Area. The Declarant, its successors and assigns, shall convey by appropriate deed fee simple title to the Common Area to the Association, free and clear of all liens and encumbrances, except easements, conditions and reservations then of record, excluding those set forth in this Declaration.

Section 3. Members' Easements of Enjoyment. Every Member shall have a non-exclusive right and easement in and to the Common Area, including, but not limited to, an easement for ingress, egress and adjacent support over and through the Common Area, and easements for utilities and drainage. Each such easement shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

a. The right of the Association to adopt uniform rules and regulations pertaining to the use and enjoyment of the Common Area and for the use, operation and maintenance of any irrigation system owned by the Association.

b. The Association may borrow money and grant a mortgage or deed of trust on the Common Area or any part thereof for the purpose of improving the Common Area, provided any such mortgage or deed of trust shall be expressly subordinate to the rights of the Members herein;

c. The right of the Association to suspend a Member's voting rights for any period during which any Assessment against his Lot remains unpaid and delinquent; and for a period not to exceed (30) days for any single infraction of the rules and regulations of the Association, provided that any suspension of such voting rights, except for failure to pay assessments, shall be made only by the Association or a duly appointed committee thereof, after notice and hearing given and held in accordance with the Bylaws of the Association;

d. The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the Members. No such dedication or transfer shall be effective unless an instrument signed by Members entitled to cast