

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

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

BLDG PERMIT NO. _____

Building Address 279 Woodridge Ct
 Parcel No. 2701-341-37-029
 Subdivision Woodridge
 Filing — Block — Lot 29

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1248
 Sq. Ft. of Lot / Parcel 2638
 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): attached townhome

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 PD Maximum coverage of lot by structures 70
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO
 Side 0 from PL Rear 10 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35 Special Conditions _____
 Voting District B Driveway Location Approval PK/KE
 (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).

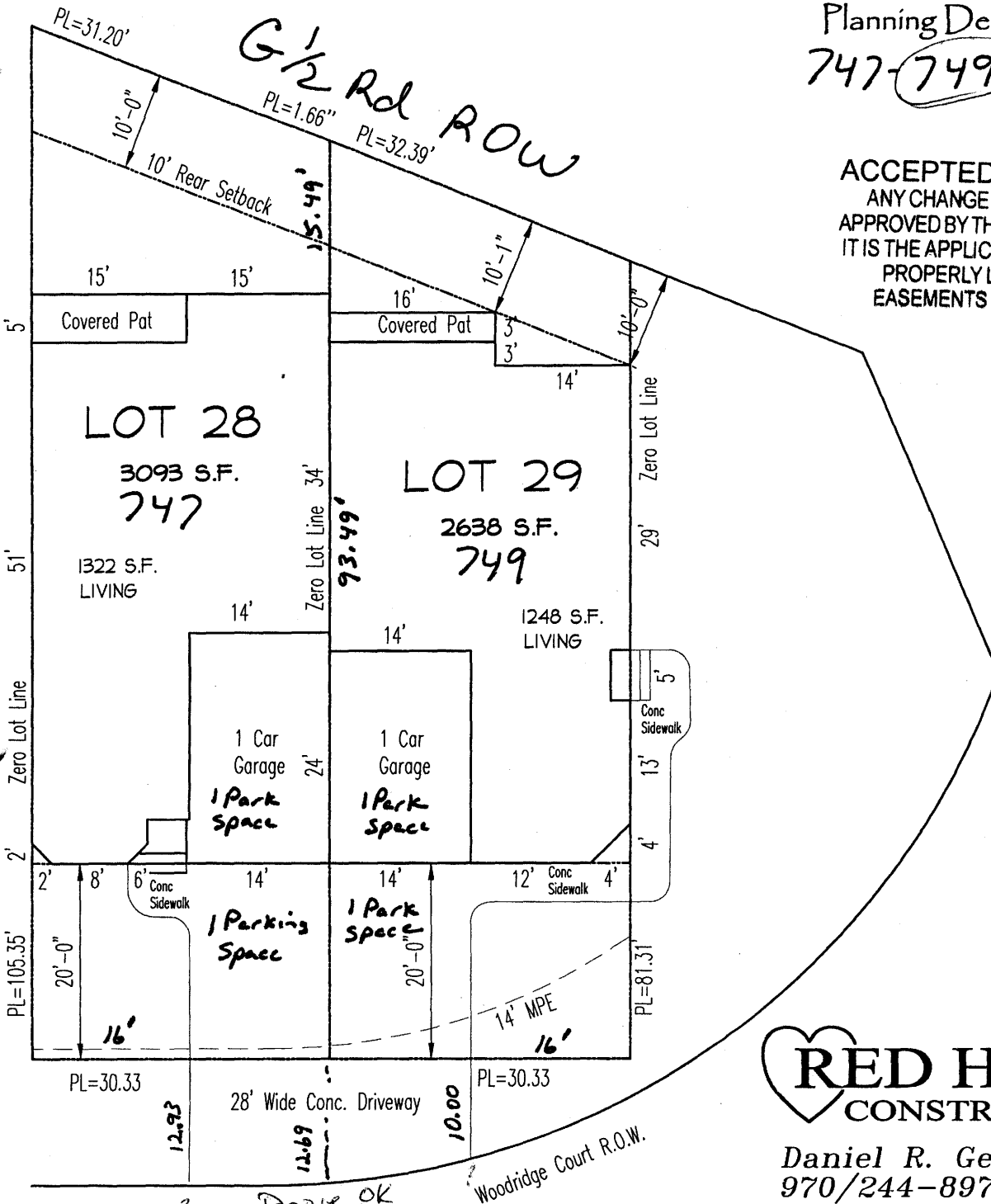
Applicant Signature Daniel R. Hult Date Nov 26, 2007
 Department Approval Paul Hornbeck Date 1/17/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20848</u>
Utility Accounting <u>Kate Cloberry</u>	Date <u>1/17/07</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 *By Paul Hornbeck*
 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.



RED HART
 CONSTRUCTION

Daniel R. Gearhart
 970/244-8975

DATE: 09/28/07

SPEC DUPLEX

LOT 28 747 Woodridge Ct

LOT 29 749 Woodridge Ct



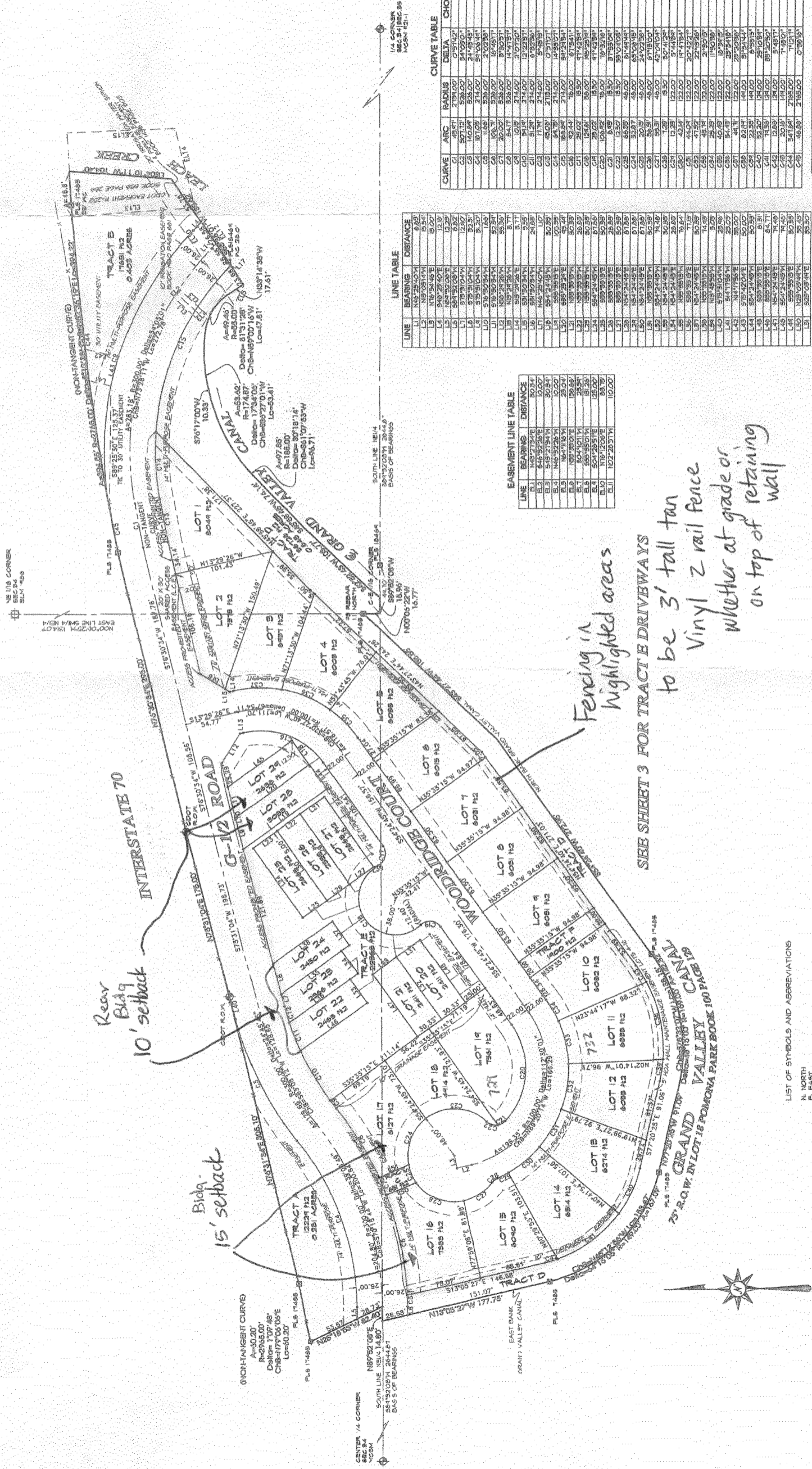
NORTH

Drive OK Pat 12/24/07
SITE PLAN

SCALE: 1" = 16' ft

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

WOODRIDGE SUBDIVISION



LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°25'30"E	125.37
L2	N89°25'30"E	125.37
L3	N89°25'30"E	125.37
L4	N89°25'30"E	125.37
L5	N89°25'30"E	125.37
L6	N89°25'30"E	125.37
L7	N89°25'30"E	125.37
L8	N89°25'30"E	125.37
L9	N89°25'30"E	125.37
L10	N89°25'30"E	125.37
L11	N89°25'30"E	125.37
L12	N89°25'30"E	125.37
L13	N89°25'30"E	125.37
L14	N89°25'30"E	125.37
L15	N89°25'30"E	125.37
L16	N89°25'30"E	125.37
L17	N89°25'30"E	125.37
L18	N89°25'30"E	125.37
L19	N89°25'30"E	125.37
L20	N89°25'30"E	125.37

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	N89°25'30"E	125.37
E2	N89°25'30"E	125.37
E3	N89°25'30"E	125.37
E4	N89°25'30"E	125.37
E5	N89°25'30"E	125.37
E6	N89°25'30"E	125.37
E7	N89°25'30"E	125.37
E8	N89°25'30"E	125.37
E9	N89°25'30"E	125.37
E10	N89°25'30"E	125.37
E11	N89°25'30"E	125.37
E12	N89°25'30"E	125.37
E13	N89°25'30"E	125.37
E14	N89°25'30"E	125.37
E15	N89°25'30"E	125.37
E16	N89°25'30"E	125.37
E17	N89°25'30"E	125.37
E18	N89°25'30"E	125.37
E19	N89°25'30"E	125.37
E20	N89°25'30"E	125.37

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	50.712	530.00	0.97142	S71°10'02.84"	48.87
C2	50.712	530.00	0.97142	S71°10'02.84"	48.87
C3	50.712	530.00	0.97142	S71°10'02.84"	48.87
C4	50.712	530.00	0.97142	S71°10'02.84"	48.87
C5	50.712	530.00	0.97142	S71°10'02.84"	48.87
C6	50.712	530.00	0.97142	S71°10'02.84"	48.87
C7	50.712	530.00	0.97142	S71°10'02.84"	48.87
C8	50.712	530.00	0.97142	S71°10'02.84"	48.87
C9	50.712	530.00	0.97142	S71°10'02.84"	48.87
C10	50.712	530.00	0.97142	S71°10'02.84"	48.87
C11	50.712	530.00	0.97142	S71°10'02.84"	48.87
C12	50.712	530.00	0.97142	S71°10'02.84"	48.87
C13	50.712	530.00	0.97142	S71°10'02.84"	48.87
C14	50.712	530.00	0.97142	S71°10'02.84"	48.87
C15	50.712	530.00	0.97142	S71°10'02.84"	48.87
C16	50.712	530.00	0.97142	S71°10'02.84"	48.87
C17	50.712	530.00	0.97142	S71°10'02.84"	48.87
C18	50.712	530.00	0.97142	S71°10'02.84"	48.87
C19	50.712	530.00	0.97142	S71°10'02.84"	48.87
C20	50.712	530.00	0.97142	S71°10'02.84"	48.87

Fencing in highlighted areas to be 3' tall tan Vinyl Z rail fence whether at grade or on top of retaining wall

SEE SHEET 3 FOR TRACT E DRIVEWAYS



- LIST OF SYMBOLS AND ABBREVIATIONS**
- N, NORTH
 - S, SOUTH
 - E, EAST
 - W, WEST
 - A, ARC LENGTH OF CURVE
 - R, RADIUS OF CURVE
 - Δ, INTERIOR/DEFLECTION ANGLE OF CURVE
 - C, CHORD OF CURVE
 - L, LENGTH OF LONG CHORD OF CURVE
 - T, TOWNSHIP
 - R, RANGE
 - R.O.W., RIGHT-OF-WAY
 - C.O.R., CENTERLINE OF ROAD
 - P.L.S., PROFESSIONAL LAND SURVEYOR
 - M.C.S., MESA COUNTY SURVEY SYSTEM
 - G.P.S., GLOBAL POSITIONING SYSTEM
 - BLM, UNITED STATES BUREAU OF LAND MANAGEMENT
 - BLM, STATE OF COLORADO
 - SEC, SECTION

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

WOODRIDGE SUBDIVISION
WOODRIDGE LLC

SECTION: Part of E12, S34, T14N, R10E, W1
RANGE: 1, NORTH
MERIDIAN: UTE

River City CONSULTANTS, INC.
Integrated Design Solutions
764 N. Colorado Street, Suite 100
Grand Junction, CO 81505
Phone: 970-841-9725 Email: info@rivercity.com

Date of Survey: May 9, 2005 | Field Surveyor: bibb
Drawn: bibb | Checked: ds | Approved: ds
Revision Date: Mar 22, 2007 | Job No: 0794-001
S:\Survey\0794 Woodridge\topo.plt | Sheet 2 of 3

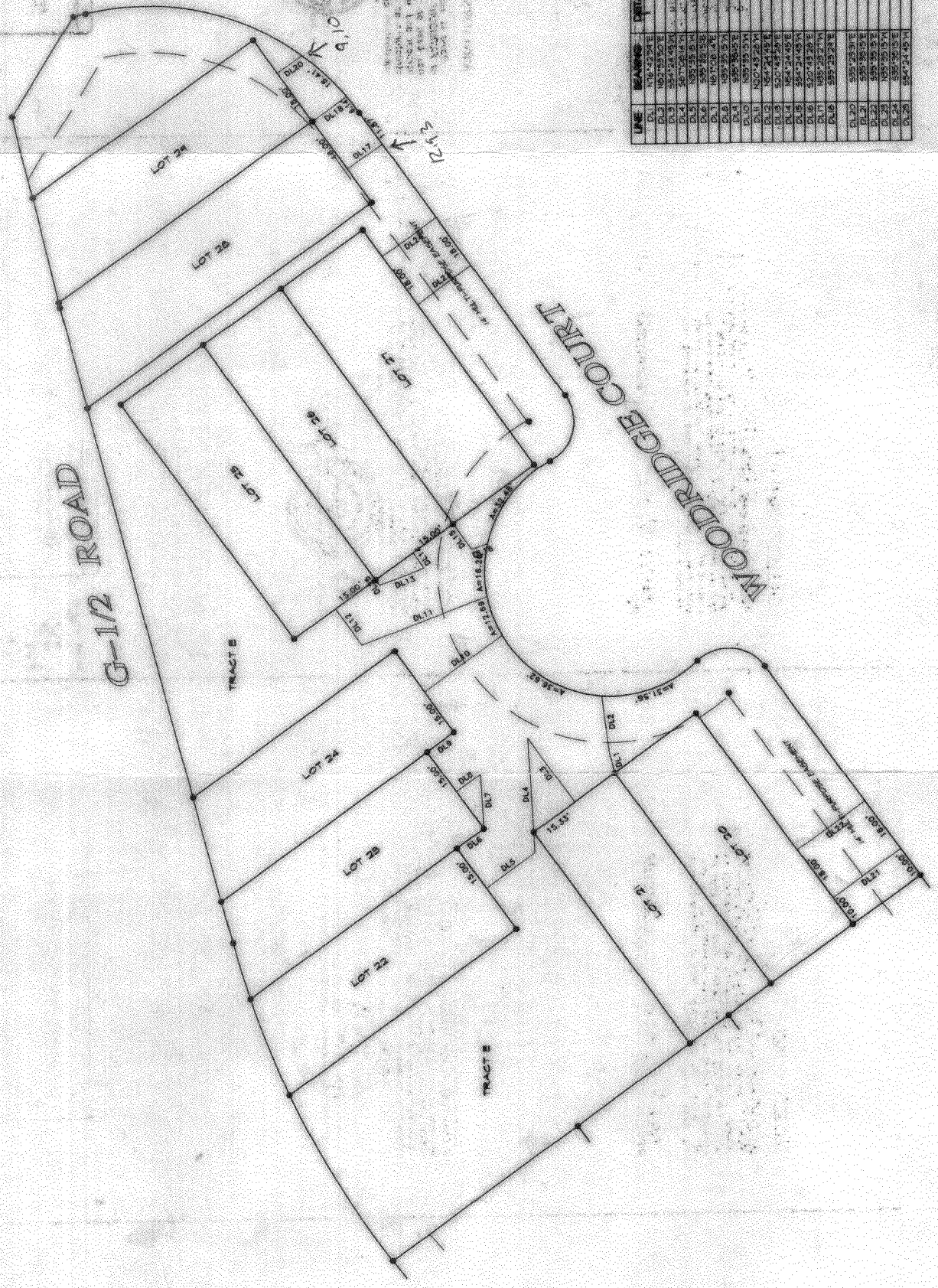


2003-042 (P)
2005-240

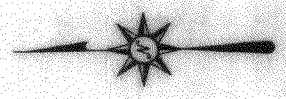
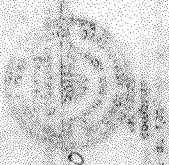
RECORDING #: 2472379; JK 4388 PG 777 01/02/2007 at 11:15:08 AM, 3 OF 3, R
 \$30.00 & \$1.00 Doc Code: PLAN, Public R/Lch, Best Copy, Co. Collar and Record

WOODRIDGE SUBDIVISION

SHARED DRIVEWAYS (LIMITED COMMON AREAS)



LINE	BEARING	DISTANCE
D1	N78°42'04"E	75.00
D2	N89°33'00"E	60.00
D3	S71°02'14"W	100.00
D4	S71°02'14"W	100.00
D5	S85°25'18"W	145.83
D6	S85°25'18"W	145.83
D7	N89°33'00"E	60.00
D8	S85°25'18"W	145.83
D9	S85°25'18"W	145.83
D10	S85°25'18"W	145.83
D11	N20°48'28"W	40.00
D12	N84°24'55"E	9.51
D13	S20°48'28"W	40.00
D14	S85°25'18"W	145.83
D15	S85°25'18"W	145.83
D16	S20°48'28"W	40.00
D17	N89°33'00"E	60.00
D18	S85°25'18"W	145.83
D19	S85°25'18"W	145.83
D20	S85°25'18"W	145.83
D21	S85°25'18"W	145.83
D22	S85°25'18"W	145.83
D23	S85°25'18"W	145.83
D24	S85°25'18"W	145.83
D25	S85°25'18"W	145.83
D26	S85°25'18"W	145.83



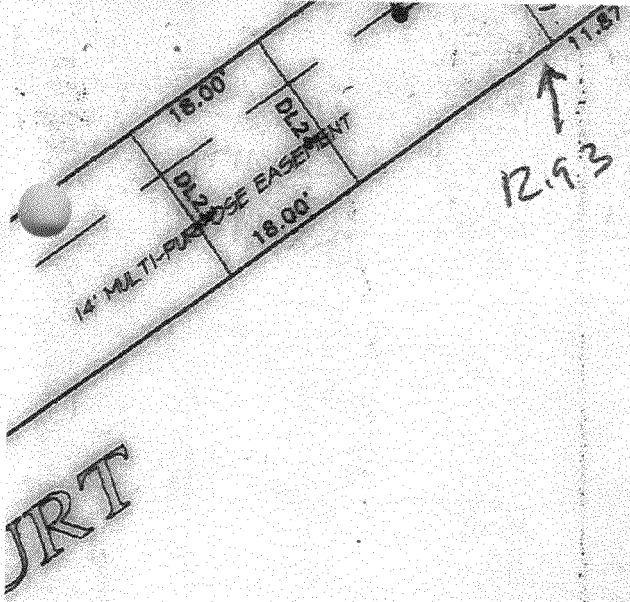
NOTE: BEARING STATEMENTS ARE BASED ON 1983 NORTH OF MASSACHUSETTS MERIDIAN. BEARING LOCALY DETERMINED BY OBSERVATIONS ON THE CROSS CAP HEAD COUNTY SURVEY MARKER AT THE CENTER ONE-QUARTER CORNER OF SECTION 24, AND THE BRASS CAP MASS COUNTY SURVEY MARKER AT THE EAST ONE-QUARTER CORNER OF SECTION 24. THE MEASURED BEARING OF THIS LINE IS N84°52'00"E.

WOODRIDGE SUBDIVISION
 WOODRIDGE LLC

SECTION: 201 OF E1/2 S4M TOWNSHIP 1 NORTH RANGE 1 WEST MERIDIAN

River City CONSULTANTS, INC.
 INTEGRATED DESIGN SOLUTIONS
 744 HANCOCK COURT, SUITE 110
 BARNstable, MASSACHUSETTS 01948
 PHONE: 508-841-4788 EMAIL: INFO@RCICONSULTANTS.COM

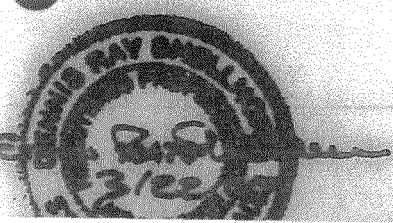
Date of Survey: May 9, 2005 Field Surveyor: bbb
 Drawn: bbb Checked: on Approved: on
 S:\Survey\0704\Woodridge\1000.dwg
 Revision Date: May 22, 2007
 Job No: 0704-001
 Sheet 3 of 3



JRT

WOODRIDGE SUBDIVISION
WOODRIDGE LLC
SECTION: Part of E1/2 S34 T14N R10W MER
RIVER CITY CONSULTANTS

LINE	BEARING	DISTANCE
DL1	N76°42'59"E	6.90'
DL2	N82°53'50"E	16.65'
DL3	S54°24'45"W	23.66'
DL4	S67°08'14"W	34.62'
DL5	N35°35'15"W	18.14'
DL6	S35°23'15"E	10.00'
DL7	N67°08'14"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	13.57'
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'
DL19		
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	2.09'

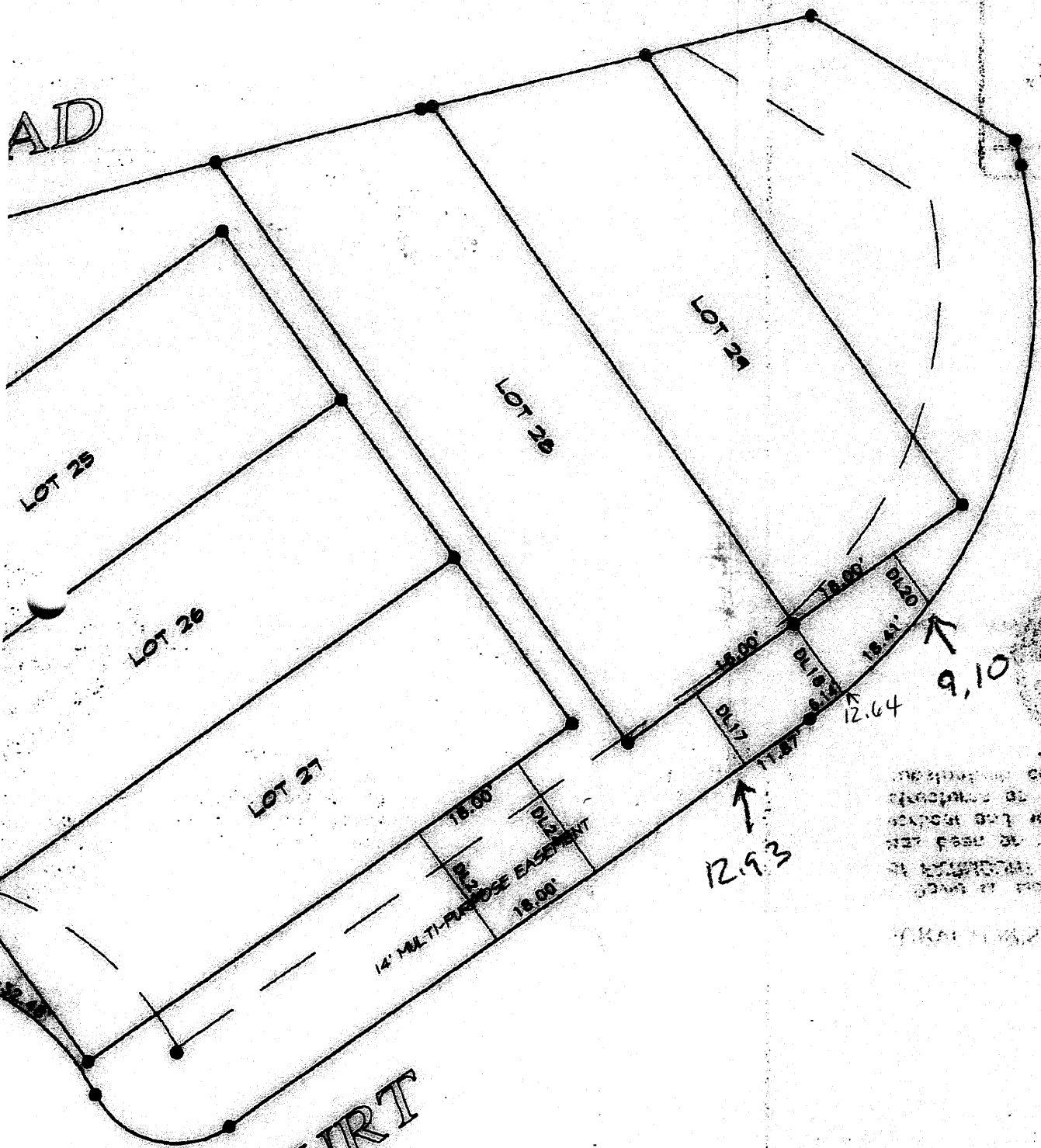


WOODRIDGE SUBDIVISION
WOODRIDGE LLC

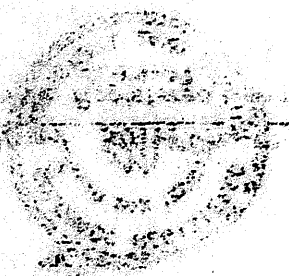
SECTION: Part of E1/2 S34 T14N R10W MER

River City CONSULTANTS

AD



BRIDGE COURT



THESE DIMENSIONS WERE OBTAINED BY MEASUREMENT OF THE ORIGINAL RECORDS AND ARE NOT NECESSARILY ACCURATE TO THE NEAREST CENT.

12.93

LINE	BEARING	DISTANCE	AREA
DL1	N 24° 30' E	18.00'	324.00
DL2	N 60° 00' E	18.00'	324.00
DL3	S 85° 00' E	18.00'	324.00
DL4	S 22° 30' E	18.00'	324.00
DL5	N 60° 00' E	18.00'	324.00

747-749 ~~739~~ Woodridge Ct.

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 "GCE;"

(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