

FEE \$10.00

PERMIT # 10521

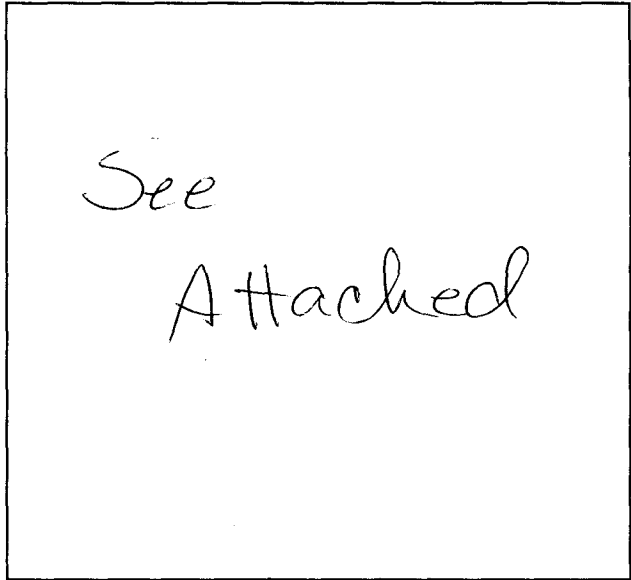


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 445 WHITETAIL
TAX SCHEDULE NO 2947-271-12-030
PROPERTY OWNER CHARLES HOLLAND
OWNER'S PHONE 970-257-9308
OWNER'S ADDRESS 461 WHITETAIL
CONTRACTOR WILCO ENTERPRISES LP.
CONTRACTOR'S PHONE 970 242-2203
CONTRACTOR'S ADDRESS 569 S. WESTGATE
FENCE MATERIAL FORM CONC. & STUCCO
FENCE HEIGHT 5'



Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, & fence height(s).

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 4.4
SPECIAL CONDITIONS See Attached
Plot Section

SETBACKS: Front 15' from property line (PL) or
from center of ROW, whichever is greater.
Side 10' from PL Rear 10' from PL

Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corner lot that extends past the rear of the house along the side yard or abuts an alley requires approval from the City Engineer (Section 5-5-5B of the Grand Junction Zoning and Development Code).

The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is responsible for compliance with covenants, conditions, and restrictions which may apply. Fences built in easements may be subject to removal at the property owner's sole and absolute expense. Any modification of design and/or material as approved in this fence permit must be approved, in writing, by the Community Development Department Director.

I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply.

I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature [Signature]

Date 10/16/98

Community Development's Approval [Signature]

Date 10-16-98

City Engineer's Approval (if required)

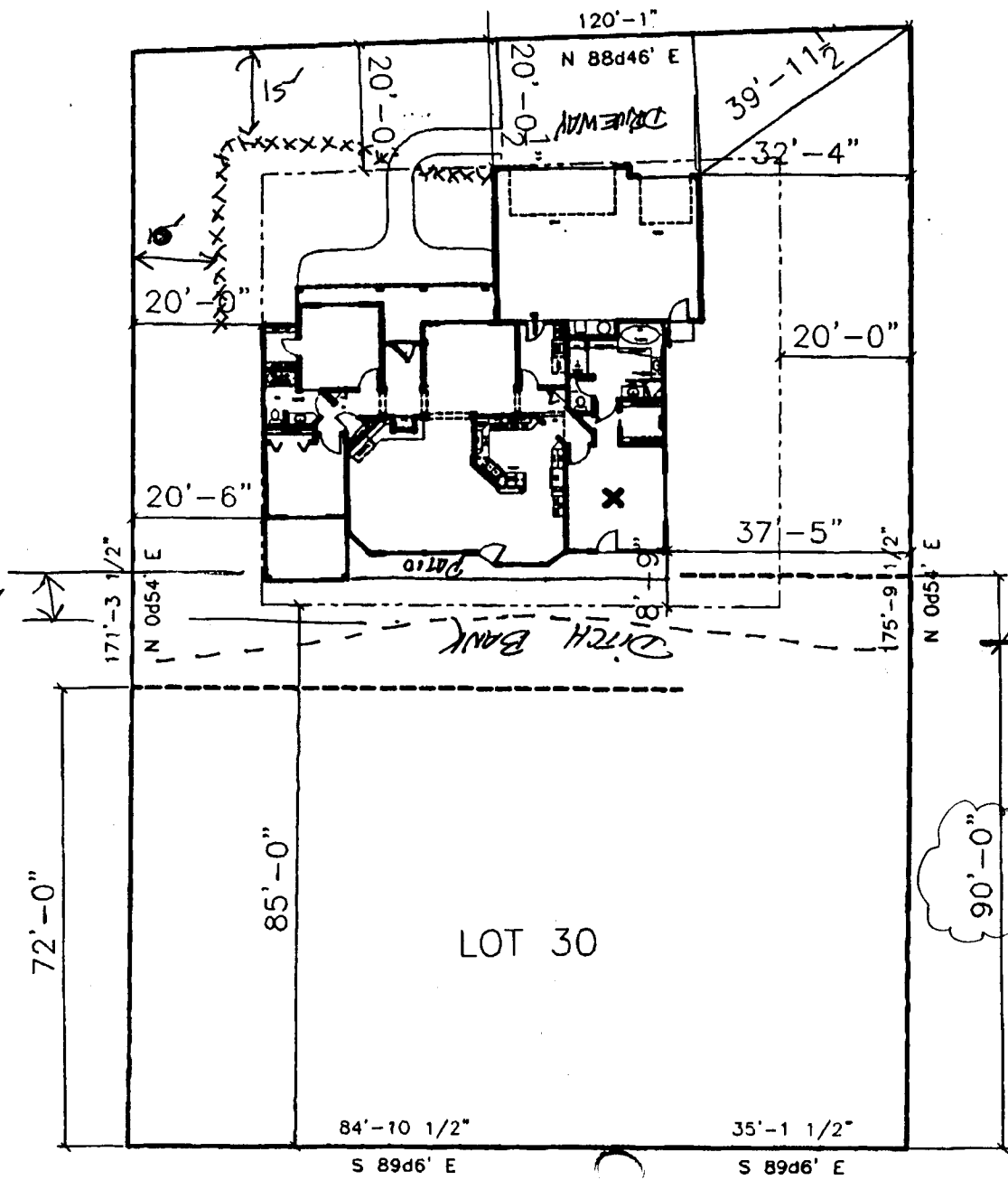
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

2947-271-12-030  
 LOT #30 BL. #1 FILING 4  
 HOLLAND RESIDENCE  
 NEW SINGLE FAMILY.

445 WHITETAIL LN.

PLAN



REVENUE LOCATION OF  
 DE ASHBECK  
 4/1/98

10' min. to ditch bank

10' min.

ACCEPTED *Pompe* 4/1/98  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

PLAN

PLAN

90'-0"

# THE SEASONS AT TIARA RADO SUBDIVISION

Filing No. 4

PR-2.4

Site Plan

RECORDED IN BK14  
PAGE 276 ON  
9/9/94 @ 12:54 p.m.  
reception #1694765  
drawer # AA130



50 0 50 100 FEET

## NOTES TO SITE PLAN

1. This Site Plan for Filing No. 4, The Seasons at Tiara Rado Subdivision, is subject to:
  - a. The Mesa County Building Code
  - b. The City of Grand Junction Development Code
  - c. The Declaration of Covenants, Conditions and Restrictions of the Master Subdivision of the Seasons at Tiara Rado, together with all Amendments and Supplements.
  - d. The Declaration of Covenants, Conditions and Restrictions of the Seasons at Tiara Rado Filing No. 4, together with any Amendments and Supplements.
  - e. The Architectural Standards of The Seasons at Tiara Rado together with any Amendments and Supplements.
  - f. The recorded Plat for The Seasons at Tiara Rado, Filing No. 4.

2. Courtyard homes on Lots 1 through 18 must be built in strict accordance with the Exterior House Plans, Grading and Drainage Plan, and utility and foundation plans in strict accordance with the Filing No. 4 Well and Fence Plan, and the Seasons at Tiara Rado Homeowners Association for Filing No. 4. Courtyard homes on Lots 1, 2, and 13 shall be located on the lot in accordance with the side distances from the property line. All other Courtyard Homes shall be located along the easement line as shown on this plan.

3. The Drainage Easement along the south end of Filing No. 4 shall be kept in its natural condition. No building, well or fence shall be permitted to be placed any closer than 10 feet from the natural banks of this Drainage Easement.

4. Courtyard Walls, Hedges and Fences for Lots 19 through 40 shall not be closer than 10 feet from the edge of the bank or corner of the Drainage Easement.

5. Each lot shall provide at least 4 off-street vehicle parking spaces.

6. Site Distance Easements required by the City of Grand Junction shall be maintained.

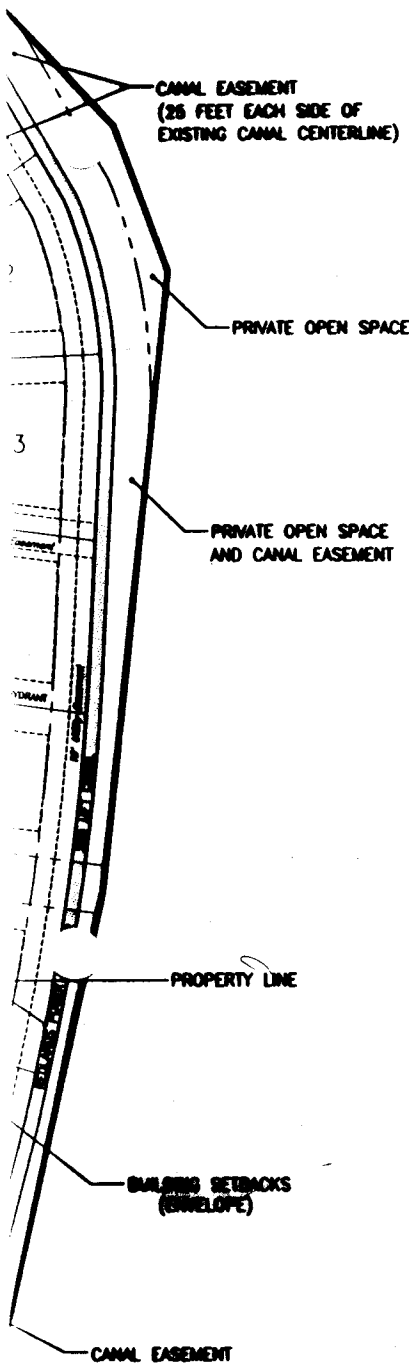
7. Lots 1 through 12 and Lots 34 and 35 shall use a "cluster" mail box as shown on Seasons Drive; and Lots 13 through 25 shall use a "cluster" mail box as shown on Whitetail Lane. Lots 26 through 40, excluding Lots 34 and 35, shall be permitted to have individual mail boxes to be located on the street side without the sidewalk.

8. Refer to the recorded Plat for The Seasons at Tiara Rado, Filing No. 4 for all bearings and distances. Where differences exist between this Site Plan and the Plat, the Plat controls.

9. Building Heights: Maximum building height limitation shall be 18 feet for Lots 1 through 18 and Lots 34 through 40; and shall be 26 feet for Lots 19 through 33. Building heights are measured from the grade of the highest building corner to the top of the highest ridge line or top of the highest parapet. Wording in the Covenants in Note 1 shall control.

The Seasons at  
Tiara Rado Associates

Grand Junction, Colorado  
(303) 242-0482



## USIVE EASEMENTS

creates, grant and convey perpetual  
over such portions of said real property  
plan of THE SEASONS AT TIARA RADO  
aserr which easements shall be for  
of of which abutts the area subject  
d on this plan map, subject to all covenants,  
which are now or hereafter extended, future  
easements described above shall run for the  
r all purposes on each corner of the lots  
his or her heirs, assigns and administrators.