

FEE \$10.00

PERMIT # 11366

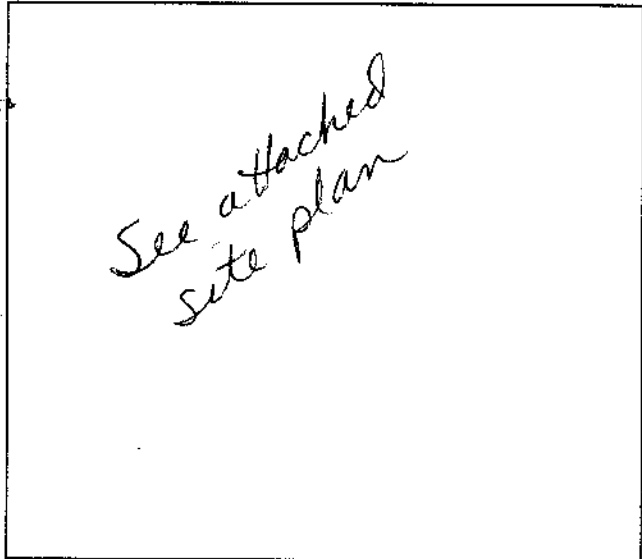


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 448 WHITETAIL LANE
TAX SCHEDULE NO. 2947-271-12-039
PROPERTY OWNER THE EDWARDS & TIARA RADO ASSOCIATES
OWNER'S PHONE 241-9482
OWNER'S ADDRESS
CONTRACTOR MOGENSEN & ASSOCIATES
CONTRACTOR'S PHONE 241-7067/250-2822
CONTRACTOR'S ADDRESS 2475 PHEASANT TRAIL CT.
FENCE MATERIAL STUCCO & CEDAR
FENCE HEIGHT 6' STUCCO / 4'-6' CEDAR

PLOT PLAN



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
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).

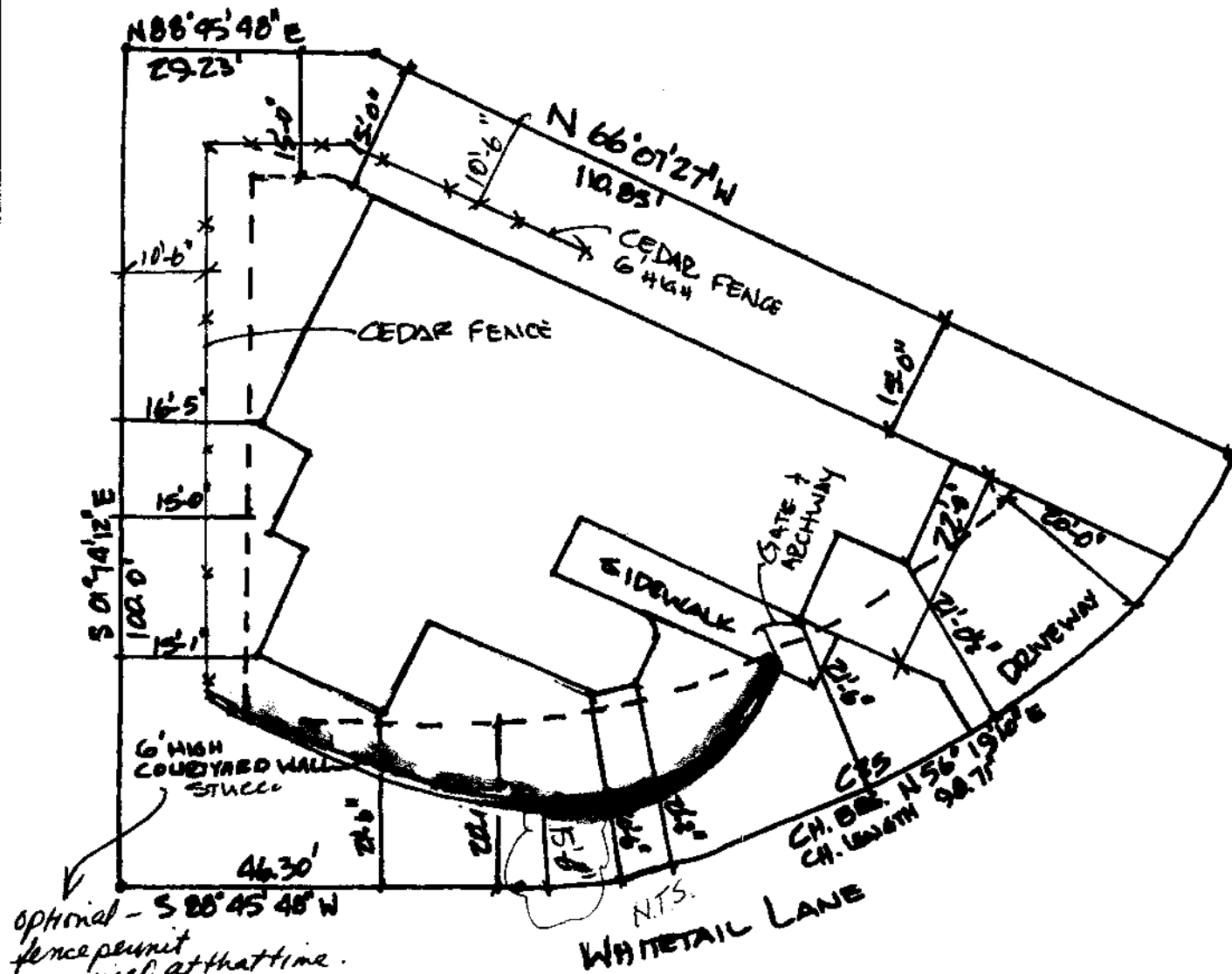
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 9-7-99
Community Development's Approval [Signature] Date 9-8-99
City Engineer's Approval (if required) B.N. 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)



Lot 39

optional - S 88° 45' 48" W  
fence permit  
required at that time.  
1" = 20' 0"

MOGENSEN & ASSOCIATES  
241-7067  
GRAND JUNCTION, CO 81506

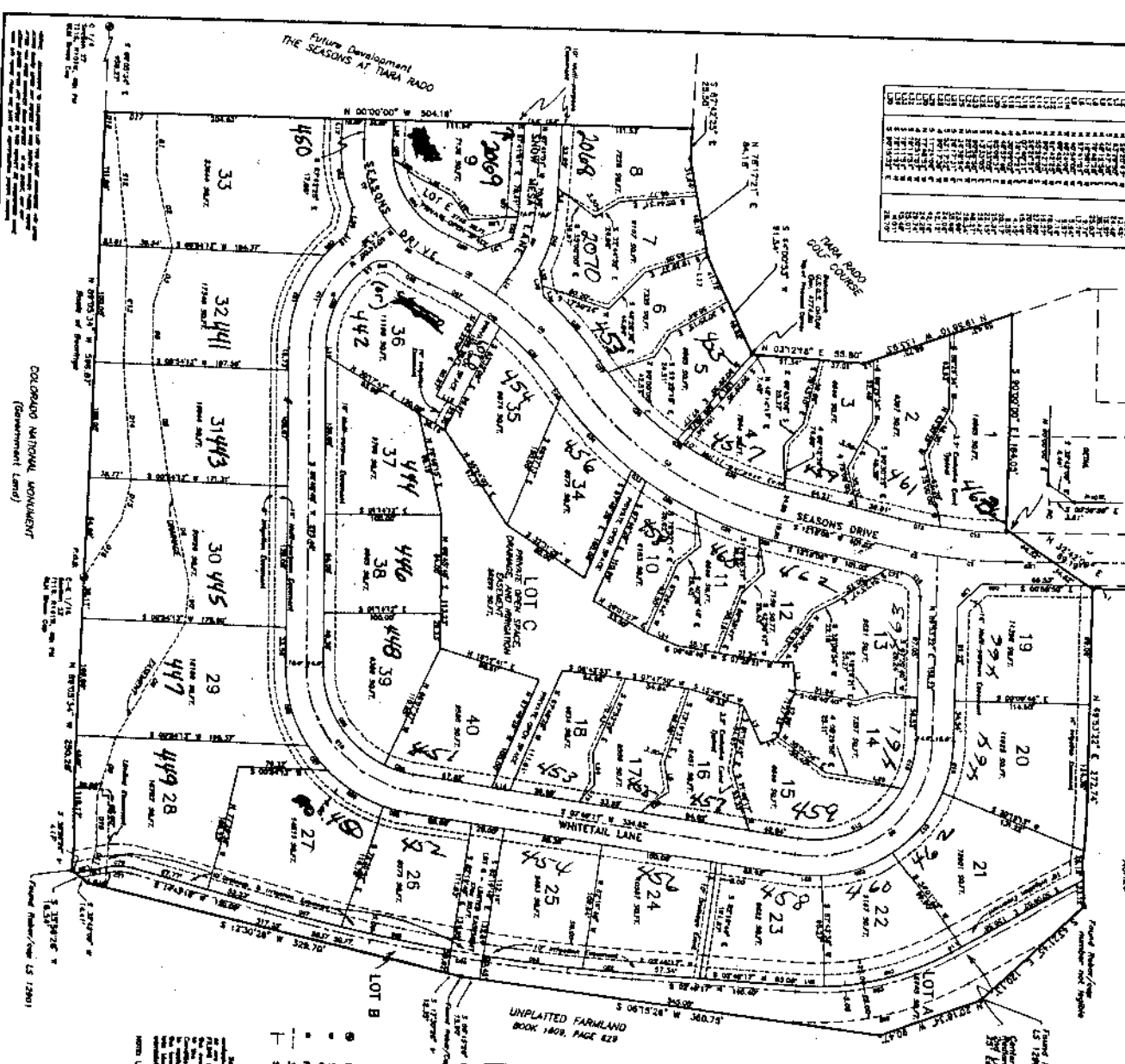
Done OK  
Rick Davis  
4-27-99

448 WHITETAIL LANE  
2947-271-12-039  
THE SEASONS AT TIARA RADO  
GRAND JUNCTION, CO.

# THE SEASONS AT TIARA RADO

MESA COUNTY, COLORADO

# FILING NO. 4



**LEGEND**

1. CORNER OR MONUMENT

2. CENTERLINE OF ROAD

3. CENTERLINE OF LOT

4. CENTERLINE OF DRIVEWAY

5. CENTERLINE OF EASEMENT

6. CENTERLINE OF UTILITY

7. CENTERLINE OF FENCE

8. CENTERLINE OF CURB

9. CENTERLINE OF SIDEWALK

10. CENTERLINE OF TRAIL

11. CENTERLINE OF CANAL

12. CENTERLINE OF TRENCH

13. CENTERLINE OF DITCH

14. CENTERLINE OF DRAIN

15. CENTERLINE OF SWALE

16. CENTERLINE OF DRAINAGE

17. CENTERLINE OF RIVER

18. CENTERLINE OF CREEK

19. CENTERLINE OF STREAM

20. CENTERLINE OF WETLAND

21. CENTERLINE OF LAKE

22. CENTERLINE OF POND

23. CENTERLINE OF RESERVOIR

24. CENTERLINE OF DAM

25. CENTERLINE OF DIKE

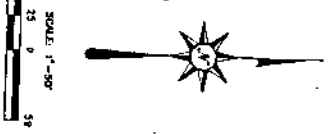
26. CENTERLINE OF LEVEE

27. CENTERLINE OF WALL

28. CENTERLINE OF FENCE

29. CENTERLINE OF BARRIER

30. CENTERLINE OF EASEMENT



**ADJUSTED VOLUMES**

LOT NO.	ACRES	ADJUSTED VOL.
1	2.118	2.118
2	2.118	2.118
...	...	...
40	2.118	2.118

CHANCE	ACRES	ADJUSTED VOL.	CHANCE	ACRES	ADJUSTED VOL.	CHANCE	ACRES	ADJUSTED VOL.	CHANCE	ACRES	ADJUSTED VOL.
C1	2.118	2.118	C13	2.118	2.118	C25	2.118	2.118	C37	2.118	2.118
C2	2.118	2.118	C14	2.118	2.118	C26	2.118	2.118	C38	2.118	2.118
C3	2.118	2.118	C15	2.118	2.118	C27	2.118	2.118	C39	2.118	2.118
C4	2.118	2.118	C16	2.118	2.118	C28	2.118	2.118	C40	2.118	2.118

**AREA SCHEDULE**

AREA IN LOTS 1-18 - 2.118 ACRES  
 AREA IN LOTS 19-36 - 2.118 ACRES  
 AREA IN LOTS 37-40 - 2.118 ACRES  
 TOTAL AREA - 8.472 ACRES

**THE SEASONS AT TIARA RADO**  
 LOCATED AT THE W1/2 NW 1/4 OF  
 SECTION 26, T19N, R10W, E1/4 OF  
 MESA COUNTY, COLORADO

Professional Surveying Services  
 P.O. BOX 4004, Denver, Colorado 80202  
 303-221-3841

**SURVEYOR'S CERTIFICATION**

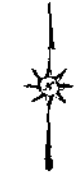
I, George A. Johnson, do hereby certify that the accompanying part of  
 THE SEASONS AT TIARA RADO FILING NO. 4, recorded in the public part of  
 the records of MESA COUNTY, COLORADO, has been completed in accordance  
 with the laws and regulations and the rules and regulations of the Board of  
 Surveyors of this county, and the laws and regulations of the State of Colorado,  
 and that the same are true and correct to the best of my knowledge and  
 belief.

*George A. Johnson*  
 COUNTY REGISTER, MESA COUNTY, COLORADO

Call To  
 Req. info  
 \$500/

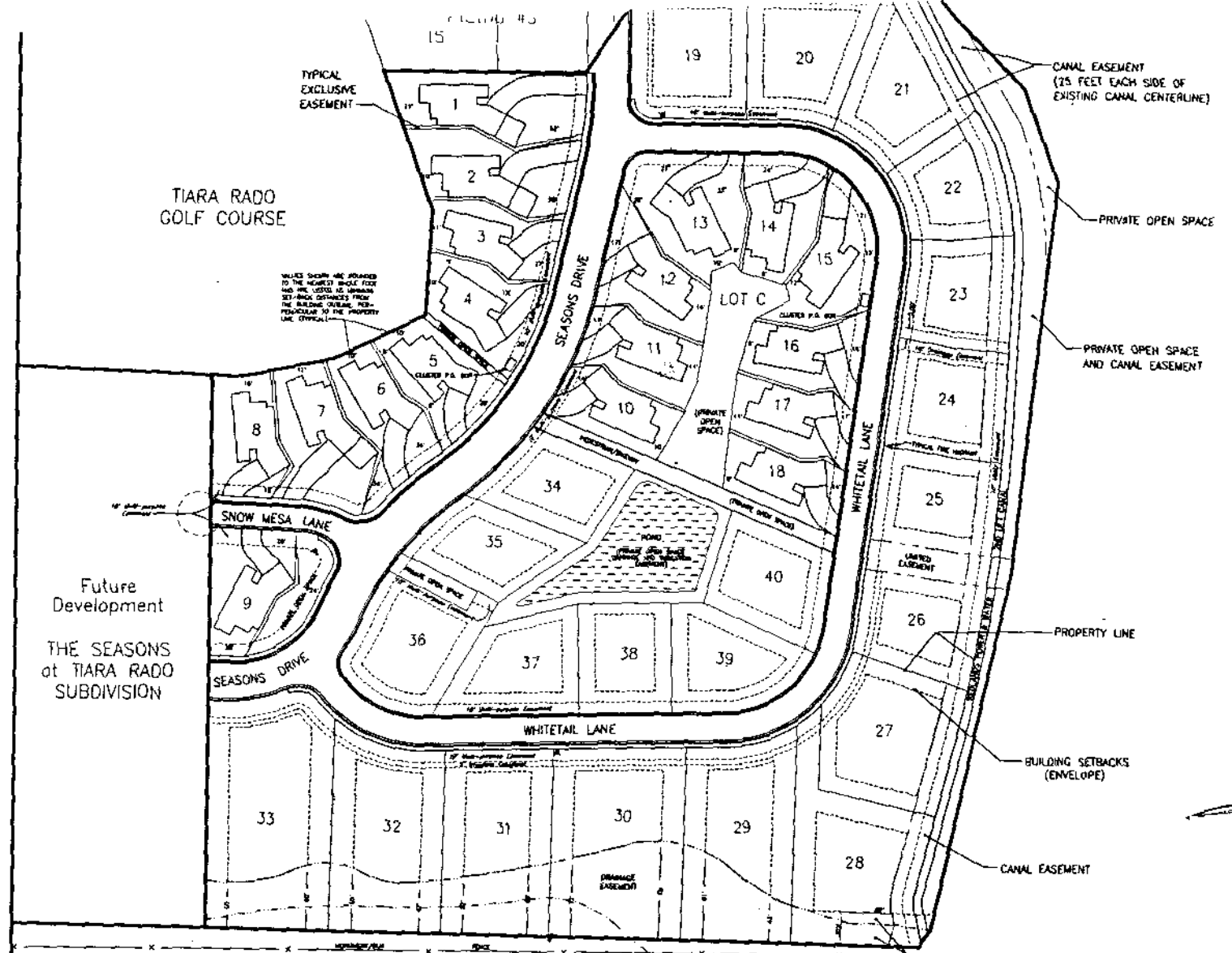
# THE SEASONS AT TIARA RADO SUBDIVISION

Filing No. 4 PR-4.4  
 Site Plan RECORDED IN BK14  
 PAGE 276 ON  
 9/9/94 @ 12:34 p.m.  
 reception #1694765  
 drawer # AA130



### NOTES TO SITE PLAN

- This Site Plan for Filing No. 4, The Seasons at Tiara Rado Subdivision, is subject to:
  - The Mesa County Building Code
  - The City of Grand Junction Development Code
  - The Declaration of Covenants, Conditions and Restrictions of the Master Subdivision of the Seasons at Tiara Rado, together with all Amendments and Supplements.
  - The Declaration of Covenants, Conditions and Restrictions of the Seasons at Tiara Rado Filing No. 4, together with any Amendments and Supplements.
  - The Architectural Standards of The Seasons at Tiara Rado together with any Amendments and Supplements.
  - The recorded Plat for The Seasons at Tiara Rado, Filing No. 4.
- Courtyard homes on Lots 1 through 18 must be built in strict accordance with the Exterior House Plans, Grading and Drainage Plan, and walls and fences must be built in strict accordance with the Filing No. 4 Wall and Fence Plan, all as adopted by the Homeowners Association for Filing No. 4. Courtyard homes on Lots 4, 5, 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 lines as shown on this plan.
- 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.
- Courtyard Walls, Hedges and Fences for Lots 19 through 40 shall not be closer than 15 feet from any front property line nor closer than 10 feet from any side or rear property line. For Lots 28 through 33, nothing shall be built in the drainage easement. No fence, wall or hedge shall, at any time, be closer than 10 feet to the edge of the banks or berm of the Pond located behind Lots 34 through 40.
- Each lot shall provide at least 4 off-street vehicle parking spaces.
- Site Distance Easements required by the City of Grand Junction shall be maintained.
- 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.
- 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.
- 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.



TIARA RADO GOLF COURSE

Future Development  
 THE SEASONS AT TIARA RADO SUBDIVISION

COLORADO NATIONAL MONUMENT  
 (Government Land)

Lots 1 thru 18 --- Courtyard Homes  
 Lots 19 thru 40 --- Custom Home Lots

This Site Plan is submitted by the owner of the land known as Filing No. 4, The Seasons at Tiara Rado Subdivision this 20th day of August, 1994.

The Seasons at Tiara Rado Associates  
 A Colorado General Partnership  
 By: Transmontex Development Corporation

*Jack Acuff*  
 Jack Acuff President  
 Transmontex Development Corporation, Partner

MINIMUM SETBACK REQUIREMENTS			
PRINCIPAL BUILDING			
Lot No.	Front	Side	Rear
1-18	10'	5'	5'
19-40	15'	10'	10'

North line drainage easement. Also, See Note 1.

### EXCLUSIVE EASEMENTS

Said owner does hereby create, grant and convey perpetual exclusive easements on and over such portions of said real property as are identified on this site plan of THE SEASONS AT TIARA RADO FILING No. 4 as "Exclusive Easement", which easements shall be for the exclusive benefit and use of the lot which abuts the area subject to the easement, as reflected on this plan and, subject to all Covenants, Conditions, and Restrictions which are now or hereafter recorded relative to such lots. Each of the easements described above shall run with the land and shall be binding for all purposes on each owner of the lots identified on this plan, and his or her heirs, executors and administrators.

