

FEE \$10.00

PERMIT # 10629

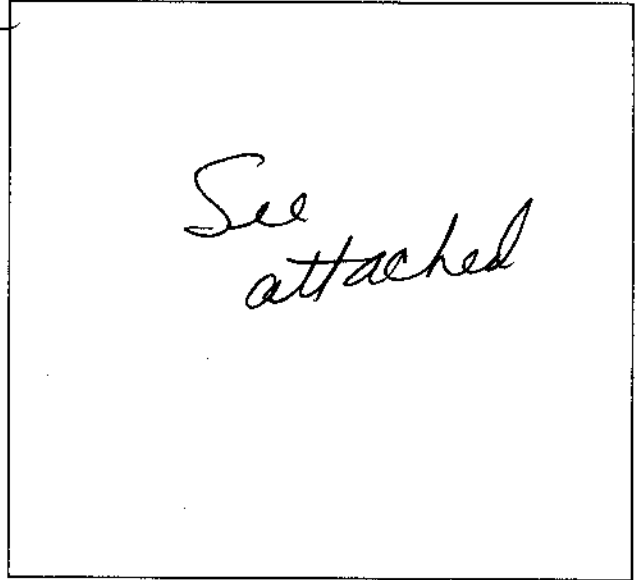


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 452 White Tail Lane
TAX SCHEDULE NO 2947-271-12-026
PROPERTY OWNER JIM REED
OWNER'S PHONE
OWNER'S ADDRESS 452 WHITETAIL LANE
CONTRACTOR MOGENSEN + ASSOC
CONTRACTOR'S PHONE 241-7067
CONTRACTOR'S ADDRESS 2475 PHEASANT TRAIL CT
FENCE MATERIAL 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 PR4.4
SPECIAL CONDITIONS

SETBACKS: Front 15' per plat from property line (PL) or from center of ROW, whichever is greater. Side 0' from PL Rear 0' 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 Sarah Musselman for Mog + Assoc Date 3/15/99
Community Development's Approval Ronnie Edwards K.P. Date 3-15-99
City Engineer's Approval (if required) N/A 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)

96.09'

20' REAR YARD SETBACK

56'-10 1/2"

15' SIDE YARD SETBACK

15' SIDE YARD SETBACK

111.83'

68'-5"

22'

20'-4"

CONCRETE DRIVEWAY

31'-6"

5'

30'

20' FRONT YARD SETBACK

36'

15'

10'

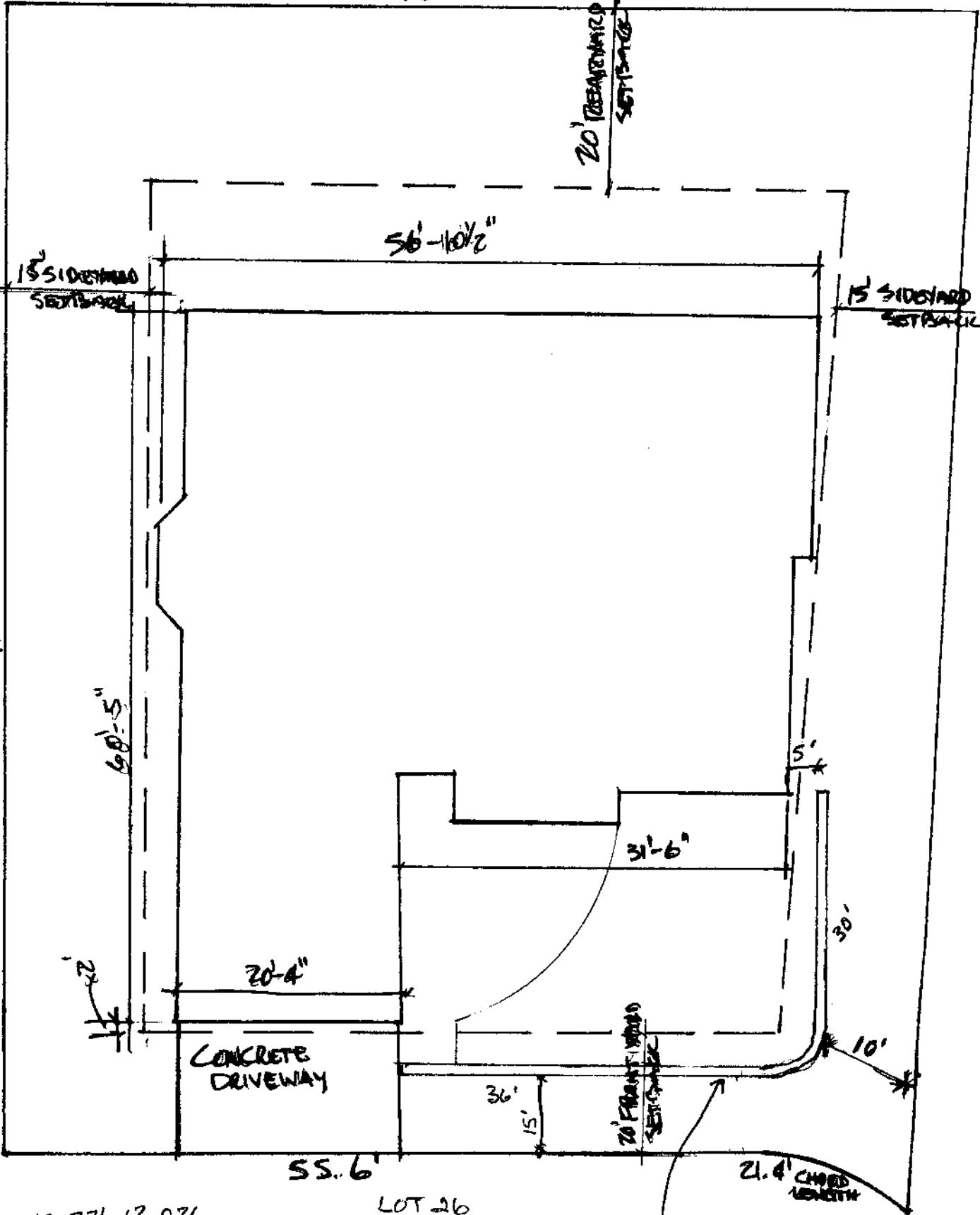
55.6'

21.4' CHORD LENGTH

2947-271-12-026

LOT 26
452 WHITETAIL LANE
LOT 26, FILING 4, TAE SEDORS
© TIARA TADD

ADD 5' HIGH COURTYARD WALL @ FRONT. STUCCO COLOR @ WALL TO MATCH EXISTING STRUCTURE.



Design Review Committee
The Seasons at Tiara Rado Subdivision
Post Office Box 9090
Grand Junction, CO 81501
(970)242-9482

March 5, 1999

Mr. Jim Reed
0165 Dakota Meadows
Carbondale, CO. 81623

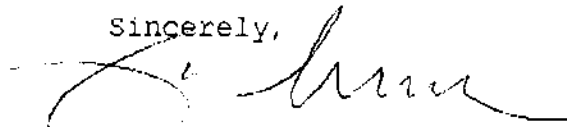
Dear Jim:

On March 3, 1999, a majority of the Design Review Committee approved your plans dated March 1, 1999 for a wall at your residence at 452 Whitetail Lane. As indicated on your plans, there will be approximately 70 lineal feet of wall, which will be 5 feet high.

In accordance with this approval, you are authorized to move forward with construction of the wall.

Thank you for your submittal and for your support of the Design Review process. Please call any member of the Committee, should you have questions.

Sincerely,



Jack Acuff, Chairman

xc: DRC file
Loren Mogensen,
Mogensen & Associates
Secretary, The Seasons
Master Association