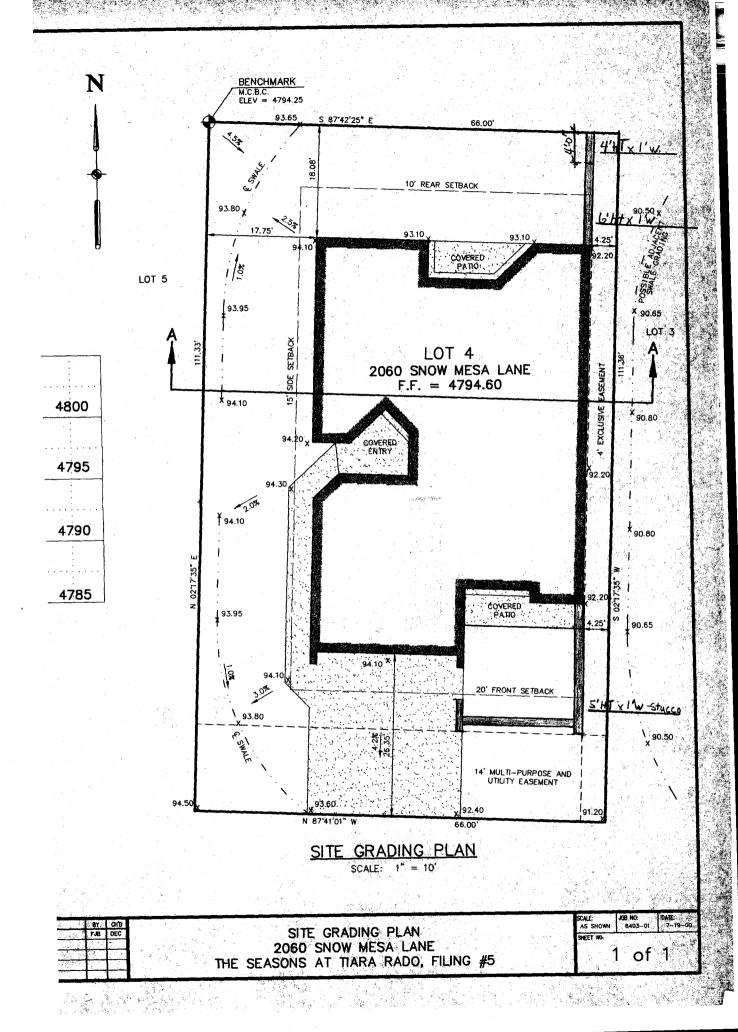
FENCE PERMIT



GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

F THIS SECTION TO BE COMPLETED BY APPLICANT 50

0.51.5.0	△ PLOT PLAN	
PROPERTY ADDRESS 2060 Snow MESC LN		
TAX SCHEDULE NO 2947 -271-14-004		
PROPERTY OWNER Colonado Classic Builders, I	nc. SEE Attached	
OWNER'S PHONE (970) 260-2399		
OWNER'S ADDRESS 406 Ridges Blod. 45		
OWNER'S ADDRESS 406 Ridges Blod. 45 CONTRACTOR SAME	. ·	
CONTRACTOR'S PHONE		
CONTRACTOR'S ADDRESS	<u>-</u>	
FENCE MATERIAL wood w/ Stucco Cover	·	
FENCE HEIGHT 6 Rear 51 front 41 Rear Lest 41to property line		
Plot plan must show property lines and property dimensionall setbacks from property lines, & fence height(s).	ons, all easements, all rights-of-way, all structures,	
☞ THIS SECTION TO BE COMPLETED BY COMMUNI	TV DEVELOPMENT DEPARTMENT STAFF	
	SETBACKS: Front from property line (FL) or from center of BOW, whichever is greater. Side from PL Rear from PL	
SPECIAL CONDITIONS	from denter of 50 W, which ever is greater.	
	Sidefrom PL Rear 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, easement property's boundaries. Covenants, conditions, restrictions, easements fence(s). The owner/applicant is responsible for compliance with covena in easements may be subject to removal at the property owner's sole and as approved in this fence permit must be approved, in writing, by the Co	and/or rights-of-way may restrict or prohibit the placement of ants, conditions, and restrictions which may apply. Fences built d absolute expense. Any modification of design and/or material	
I hereby acknowledge that I have read this application and the informaticodes, ordinances, laws, regulations, or restrictions which apply.	on and plot plan are correct; I agree to comply with any and all	
I understand that failure to comply shall result in legal action, which may at the owner's cost.	include but not necessarily be limited to removal of the fence(s)	
Applicant's Signature Warcie and album	Date 2- Q-0	
Community Development's Approval	Stelle Date 2/14/01	
City Engineer's Approval (if required)	Date	
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section (White: Planning) (Yellow: Custome		



6	6
0 sqft	2200 sq ft
1.	1
14 s 4 & 5 10 s 4 & 5	14 10 10 (Except Lot 18 is 0') Note 6
. 1	2
5 feet	25 feet
2 feet	12 feet
4 2	4 2

Note 6

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Amendments and Supplements (the "Master Covenants")

d. The Design Review Committee for The Seasons at Tiara Rado Subdivision (the "DRC")

e. The Plat for Filing 5, The Seasons at Tiara Rado Subdivision

- 2. Homes must be built in strict accordance with the design guidelines as set forth in the Master Covenants. Written approval from the DRC is required before application can be made for a building or fence permit or construction of a landscape plan is commenced.
- 3. The east wall for the principal buildings on Lots 1 through 12 shall be set a distance of 4 feet from the respective east property lines. The principal building for Lot 13 shall be set 7 feet from its east property line. The principal buildings shall include at least 60 lineal feet of building wall along these easterly building setback lines.
- 4. Lots 1 through 7 Stucco walls, 5 feet in height, will be constructed from the southeast corner of the principal building, 4 feet from the easterly property line, to the front Multi—purpose Easement Line. Solid wood fences or stucco walls, 6 feet in height will be constructed from the northeast corner of the principal building, 4 feet from the easterly property line, to the rear property line. The fence will step down to 4 feet in height within four feet of the rear property line. A stucco wall is permitted along the rear (northerly) property line that is no more than 4 feet in height.
- 5. Lots 8 through 13 Stucco walls, 5 feet in height, will be constructed from the northeast corner of the principal building, 4 feet from the easterly property line (7 feet for Lot 13), to the front Multi-purpose Easement Line. Solid wood fences or stucco walls, 6 feet in height will be constructed from the southeast corner of the principal building, 4 feet from the easterly property line (7 feet for Lot 13), to the rear fence that will be constructed on by the developer on Tract A. Any additional wall or fences in the rear of these lots, must be at least 10 feet from the fence on Tract A.
- 6. The Drainage Easement along the south end of Filing No. 5 shall be kept in its natural condition. No building, wall, fence or other structure shall be permitted to be placed any closer than 10 feet from the natural banks of this Drainage Easement. Retaining walls and bridges along the natural banks are permitted if approved by the DRC.
- 7. No individual, free standing mail boxes or newspaper boxes are permitted. All lots will use "cluster mail boxes" to be provided by the US Postal Service.
- 8. Refer to the recorded Plat for The Seasons at Tiara Rado, Filing No. 5 for all bearings and distances. Where differences exist between this Site Plan and the Plat, the Plat controls.
- 9. Building heights are measured from the building corner with the highest natural grade to the top of the highest ridge line ar top of the highest parapet. See the Master Covenants for additional requirements.

note fence