

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>0</u>
TCP \$ <u>500⁰⁰</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE #

single family home **PLANNING CLEARANCE**
~~(also plan for row, multi family development, residential development)~~
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 447 WHITETAIL LANE TAX SCHEDULE NO. 2947-271-12-029

SUBDIVISION THE SEASON AT TIARA RADO. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4,000

FILING 4 BLK _____ LOT 29 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER LAWRENCE & JUDY KOLZ NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) ADDRESS 8726 WEST ILIFF AVE
LAKEWOOD CO NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 303-989-2691

(2) APPLICANT DAWAYNE MARTIN INC USE OF ALL EXISTING BLDGS _____

(2) ADDRESS 1712 GLENWOOD AVE DESCRIPTION OF WORK & INTENDED USE: NEW

(2) TELEPHONE 243-7365 RESIDENCE

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-4.4 Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front 20' from Property Line (PL) or _____ Parking Req'mt _____
 _____ from center of ROW, whichever is greater

Side 20' from PL 10' from natural banks Special Conditions: _____
10' from rear of the drainage easement Rear of the _____ from PL

Maximum Height _____

Maximum coverage of lot by structures _____ Census Tract 1401 Traffic Zone 666 Annx # _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Dawayne Martin Date 3-19-97

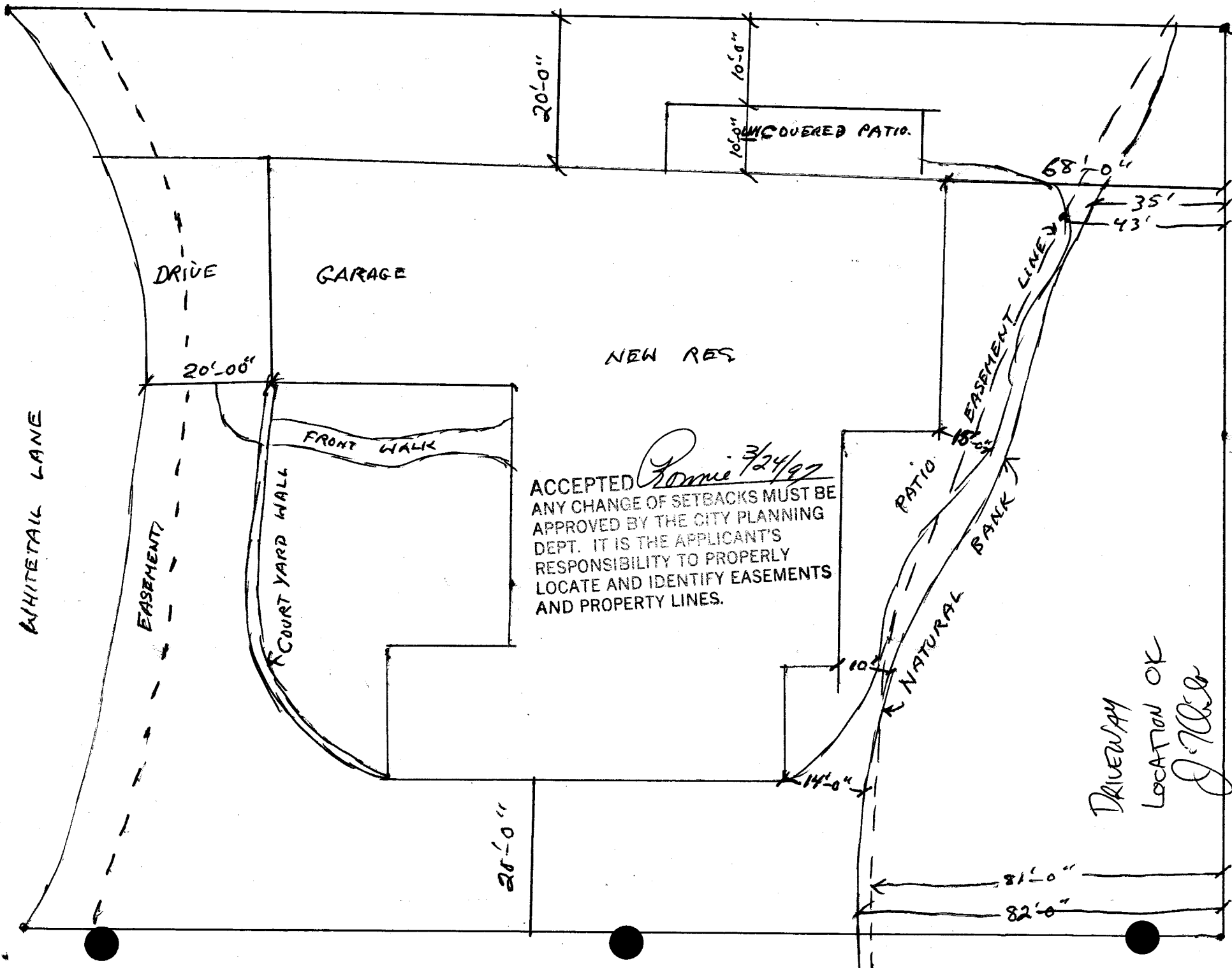
Department Approval Phonda S. Edwards Date 3-24-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10009

Utility Accounting Chris Anderson Date 3-24-97

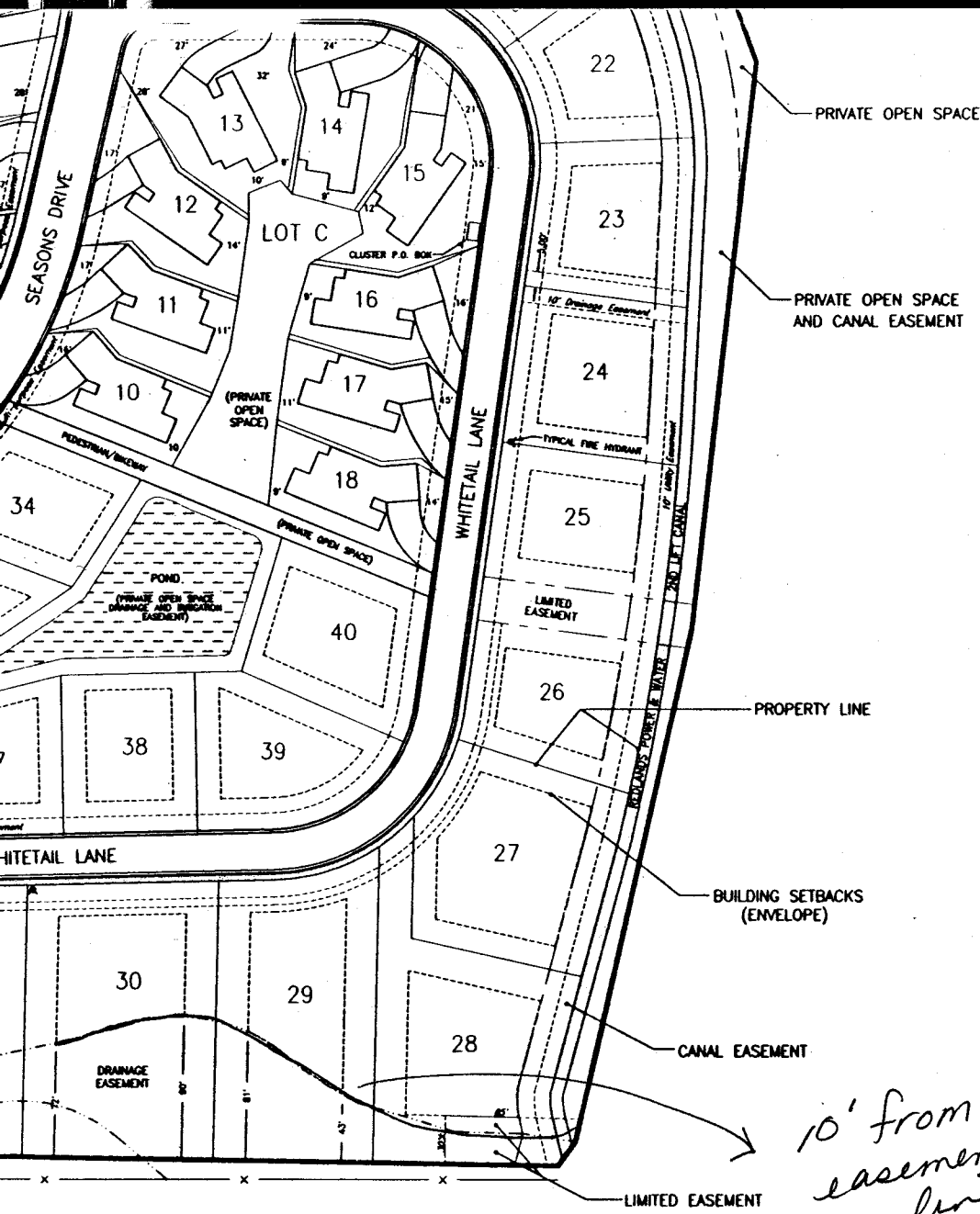
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



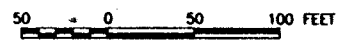
ACCEPTED *Ronnie 3/24/97*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DRIVEWAY LOCATION OK
J. J. [Signature]
 3-18-97



C41-94
~~154~~-94
 Annex

PHOC...76 ON
 9/9/94 @ 12:34p
 reception #1694765
 drawer # AA130



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 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 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, wall 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 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.
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.

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

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 map, 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

MINIMUM SETBACK REQUIREMENTS			
PRINCIPAL BUILDING			
No.	Front	Side	Rear
18	20	15	15
20	20	15	15
27	20	15	20
33	20	20	20
40	20	15	15

The Seasons at
 Tiara Rado Associates