

FEE \$10.00

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

NO PLOT PLAN

PROPERTY ADDRESS 414 3109 Redland Canal

TAX SCHEDULE NO ~~2945-164-00-232~~

PROPERTY OWNER Oliver Frascogna

OWNER'S PHONE 303/494-3000

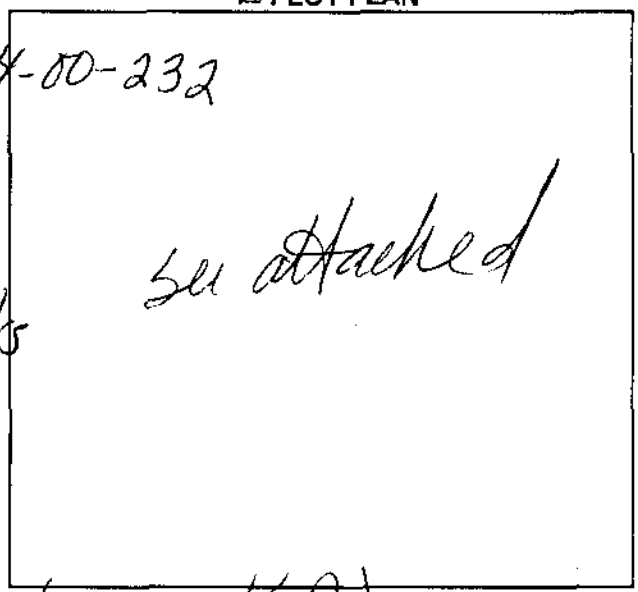
OWNER'S ADDRESS 1910 Stony Hill Rd, Boulder

CONTRACTOR Cole Company Builders

CONTRACTOR'S PHONE 243-7711

FENCE MATERIAL Stucco

FENCE HEIGHT 6' (may go to 8' because of grade change - okay per K.P.)



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

SPECIAL CONDITIONS see file #FPP-95-133

SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater.
Side _____ from 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, 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 5/16/96

Community Development's Approval [Signature]

Date 5/16/96

City Engineer's Approval (if required) [Signature]

Date _____

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

(White: Community Development) (Yellow: Code Enforcement) (Pink: Customer)

WILLOW RIDGE SUBDIVISION

Mesa County Survey 1
NE Corner, SE1/4SE1,
Sec 16, T1S, R1W, U

D.R.D.

Handwritten signature

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	58.88'	31.26'	38.76'	S 42°17'13" E	35°49'29"	16.16'
C2	42.58'	19.41'	19.24'	N 47°02'06" W	26°09'47"	9.88'
C3	42.58'	7.17'	7.16'	N 29°12'25" W	09°39'42"	3.59'
C4	42.58'	28.85'	28.38'	N 84°55'58" W	38°53'16"	15.88'
C5	58.88'	23.83'	23.61'	S 88°51'24" W	22°18'43"	12.15'
C6	58.88'	10.18'	18.08'	S 18°35'14" E	11°34'32"	5.87'
C7	13.58'	15.91'	15.81'	S 58°08'34" E	67°32'87"	9.83'
C8	48.88'	33.99'	33.28'	S 71°37'33" E	48°38'09"	17.74'
C9	48.88'	97.99'	81.84'	N 87°08'21" E	116°57'58"	78.28'
E10	48.88'	48.87'	46.00'	S 85°01'15" E	57°22'30"	26.27'
C11	48.88'	32.98'	32.26'	S 37°21'51" E	39°16'19"	17.13'
C12	48.88'	22.47'	27.99'	S 81°28'05" E	32°47'14"	14.12'
C13	13.58'	9.29'	9.11'	N 84°39'29" W	39°26'02"	4.84'
C14	58.88'	33.94'	33.29'	N 43°49'08" W	38°53'16"	17.65'
C15	42.58'	22.55'	22.29'	S 48°03'45" E	38°24'02"	11.55'
C16	42.58'	6.38'	6.29'	S 28°37'07" E	00°29'14"	3.15'
E17	42.58'	13.87'	13.81'	S 15°01'41" E	18°41'38"	7.80'
E18	42.58'	12.71'	12.66'	S 82°53'84" W	17°07'51"	6.48'
E19	58.88'	31.26'	38.76'	N 06°27'45" W	35°49'29"	16.16'
C20	5.88'	15.21'	18.88'	N 85°37'38" E	180°08'00"	N/A
C21	5.88'	7.85'	7.87'	S 69°22'38" E	98°08'88"	5.08'
C22	5.88'	7.85'	7.87'	S 28°37'38" W	98°08'88"	5.08'

SANITARY SEWER EASEMENT

LINE#	BEARING	DISTANCE
L1	N 60°23'88" W	246.52'
L2	S 58°06'17" W	18.35'
L3	S 69°13'88" W	65.21'
L4	S 69°13'88" W	75.45'
L5	S 46°49'29" E	10.35'
L6	S 46°49'29" E	51.75'

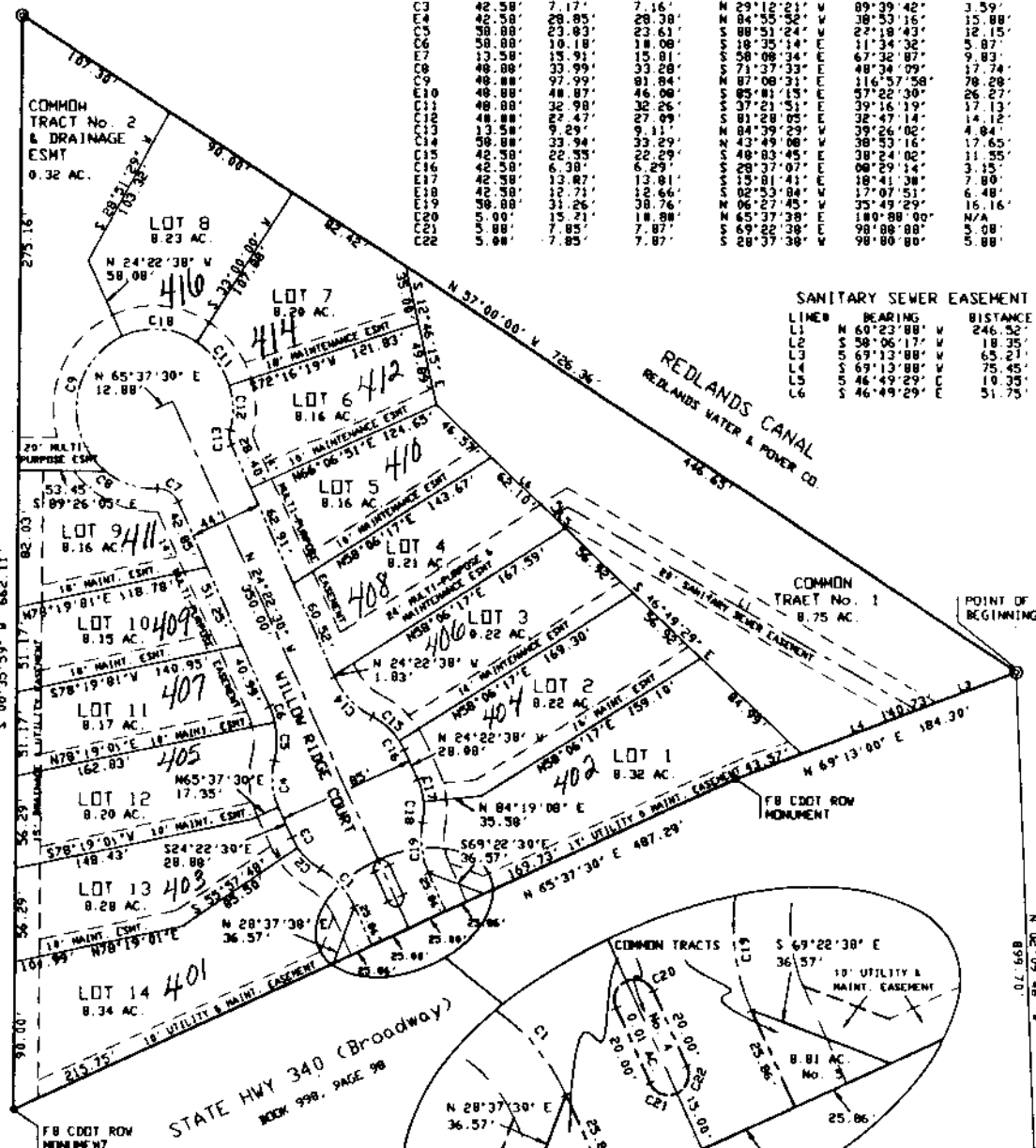
MAY'S SUBDIVISION
PLAT BOOK 9 PAGE 183
(MAYS SUBB. - NORTH)

SETBACKS

- FRONT YARD -- 15' for Residences
- FRONT YARD -- 20' for Garages
- REAR YARD -- 25'
- SIDE YARD -- 0' & 10' - Lots 1 thru 8 & 10 thru 14
- SIDE YARD -- 10' - Lots 7 thru 9
- MINIMUM LOT STREET FRONTAGE = 20'

AREA SUMMARY

AREA IN LOTS	2.84 Acres
AREA IN COMMON TRACTS 1 THRU 5	1.18 Acres
AREA IN RIGHT OF WAY	0.58 Acres
TOTAL AREA	4.80 Acres



BASIS OF BEARING (MATCHES CDOT BEARINGS PROJECT NO. S0034012) SHEET 5 OF 9 DATED 9-6-72

GENERAL NOTES

- Source of Bearing - Colorado Department of Transportation of Book 998, Page 98 (Project No. S00340(2)).
- The information from Mesa County Records and Vertical Land Title, Inc., Commitment 014833 effective date December 8, 1983.
- Block Mark shown Book 998, Mesa County Land Records.
- All easements are Utility-Purpose Easements unless otherwise noted.
- Maintenance and operation of Common Tracts and Outlets is the responsibility of the Homeowners Association.

LEGEND

- ⊙ - MESA COUNTY SURVEY MARKER
- - FOUND 5/8" REBAR AS NOTES
- ⊙ - SET 5/8" REBAR IN CONC.-L.S. 18468
- ⊔ - SET REBAR & CAP AT LOT CORNERS--L.S. 18468

MCSH
SE Corner, Sec 16,
T1S, R1W, U.M.
B.M. ELEV=4401.26

SCALE: 1"=50'



NOTE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than 9A years from the date of the certification shown herein.