

FEE \$10.00

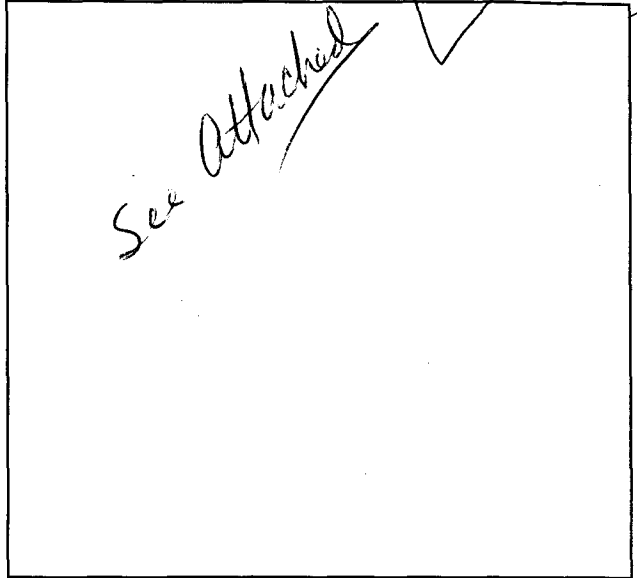
# FENCE PERMIT

## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 532 Heron Ct.  
 TAX SCHEDULE NO 2945-083-18-005  
 PROPERTY OWNER Robert + Annette Callaway  
 OWNER'S PHONE 241-8848  
 OWNER'S ADDRESS 532 Heron Ct.  
 CONTRACTOR (Self) (don't know name of)  
 CONTRACTOR'S PHONE \_\_\_\_\_  
 FENCE MATERIAL Wood - Cedar  
 FENCE HEIGHT 6'

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 OR 3.5  
 SPECIAL CONDITIONS \_\_\_\_\_

SETBACKS: Front 20' 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 Annette Callaway

Date 1-7-97

Community Development's Approval Ronnie Edwards

Date 1-7-97

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)

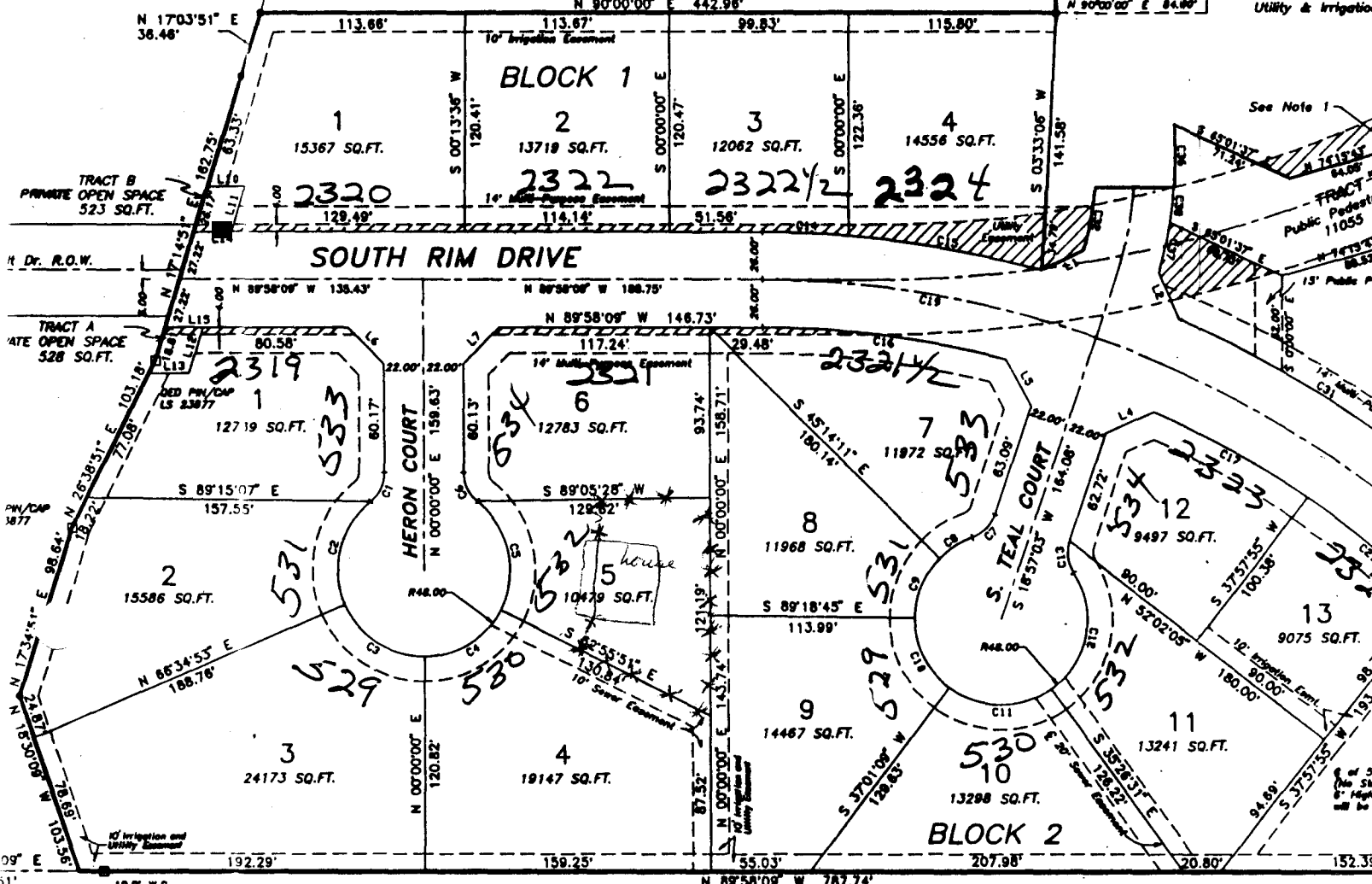
(White: Community Development)

(Yellow: Code Enforcement)

(Pink: Customer)

A VILLA  
DIN ON  
BOOK PAGE 85  
ORDER, MESA COUNTY, COLORADO

C21	540.25'	90.12'	90.01'	31'01"15	05'00"00"	75.29'
C22	540.25'	149.81'	149.13'	38'18"28"	15'52"01"	69.21'
C23	540.25'	137.67'	137.29'	23'04"27"	14'36"01"	19.09'
C24	20.00'	30.48'	27.62'	26'14"59"	87'19"52"	43.58'
C25	588.69'	87.01'	86.93'	N 65'40"52"	08'28"08"	41.29'
C26	544.69'	82.43'	82.35'	N 65'46"57"	08'40"15"	38.60'
C27	592.25'	73.10'	73.05'	N 28'49"18"	07'04"19"	48.17'
C28	582.25'	92.18'	92.07'	N 36'48"54"	08'54"56"	42.93'
C29	592.25'	85.71'	85.64'	N 45'25"09"	08'17"32"	40.72'
C30	592.25'	81.32'	81.26'	N 70'49"57"	07'52"02"	90.28'
C31	592.25'	179.17'	178.49'	N 55'13"56"	17'20"02"	17.65'
C32	178.00'	35.18'	35.13'	N 10'48"13"	11'19"31"	64.96'
C33	566.69'	129.35'	129.07'	N 67'59"10"	13'04"40"	8.49'
C34	592.25'	18.97'	18.97'	N 16'35"41"	01'38"30"	28.99'
C35	566.25'	57.92'	57.90'	N 18'42"17"	05'51"40"	17.48'
C36	222.00'	34.89'	34.85'	N 00'22"55"	09'00"15"	14.19'
C37	222.00'	28.34'	28.32'	N 12'48"35"	07'18"47"	9.76'
C38	222.00'	19.50'	19.50'	S 06'38"12"	05'01"58"	



PALACE VERDES ESTATES  
FILING NO. 3

PLAT BOOK 11, PAGE 4  
OFFICE OF THE RECORDER, MESA COUNTY, COLORADO

CERTIFICATION  
I certify that this plat of SOUTH RIM FILING NO. 1 and the... were completed under my direct supervision, and that... been completed according to the standards of practice and... the State of Colorado, and are correct to the best of my...

**DENNIS W. JOHNSON**  
16835  
REGISTERED SURVEYOR  
COLORADO  
Certified this 28th day of Feb, 1994

MINIMUM SETBACK REQUIREMENTS	
PRINCIPAL BUILDING	
Front	20 Feet
Side	10 Feet
Rear	20 Feet
Maximum Building Height = 28 ft.	
ACCESSORY BUILDING	
Front	Rear 1/2 of Lot
Side	0 Feet
Rear	0 Feet
Height	Max. 6.0' total Height and fenced from public view.

LINE TABLE

LINE#	BEARING	DISTANCE
L1	N 64°51'34" E	25.81'
L2	S 23°58'27" E	27.55'
L3	N 00°00'00" E	47.00'
L4	N 66°23'37" E	29.46'
L5	N 28°14'11" E	29.34'
L6	N 44°59'05" E	28.28'
L7	N 45°00'35" E	28.29'
L8	S 67°35'01" E	26.92'
L9	N 90°00'00" E	44.14'
L10	S 89°58'09" E	20.94'
L11	N 17°14'51" E	26.17'
L12	N 17°14'51" E	26.17'
L13	S 89°58'09" E	22.28'
L14	S 89°58'09" E	20.94'
L15	S 89°58'09" E	20.94'

ANY  
SEC  
TIS  
MCS  
Ben  
Top  
Elev