

FEE \$10.00

PERMIT # 10060

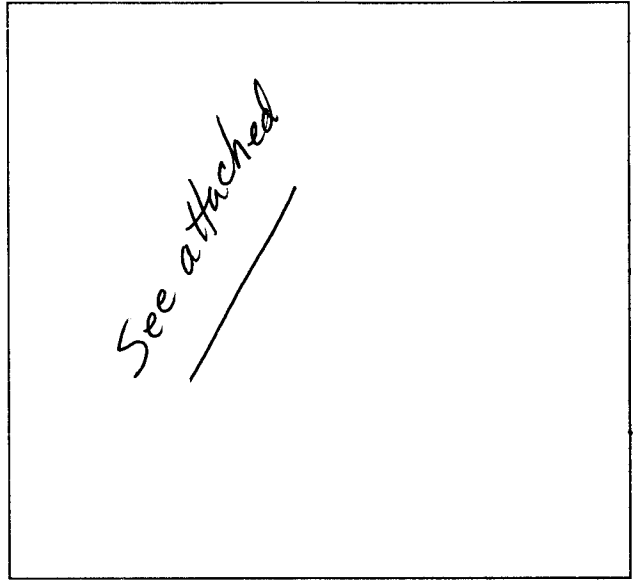
### FENCE PERMIT

#### GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2802 Cottage  
 TAX SCHEDULE NO 2943-063-26-003  
 PROPERTY OWNER SCOTT CONY CARLSON  
Ken Carlson  
 OWNER'S PHONE (970) 242-0751  
 OWNER'S ADDRESS 2802 Cottage Lane  
 CONTRACTOR SELF / Taylor  
 CONTRACTOR'S PHONE \_\_\_\_\_  
 FENCE MATERIAL WOOD / privacy  
 FENCE HEIGHT 6'ft



& split rail in front  
48" max.

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 RSF-4  
 SPECIAL CONDITIONS \_\_\_\_\_

SETBACKS: Front 20' for 6' fence  
 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.

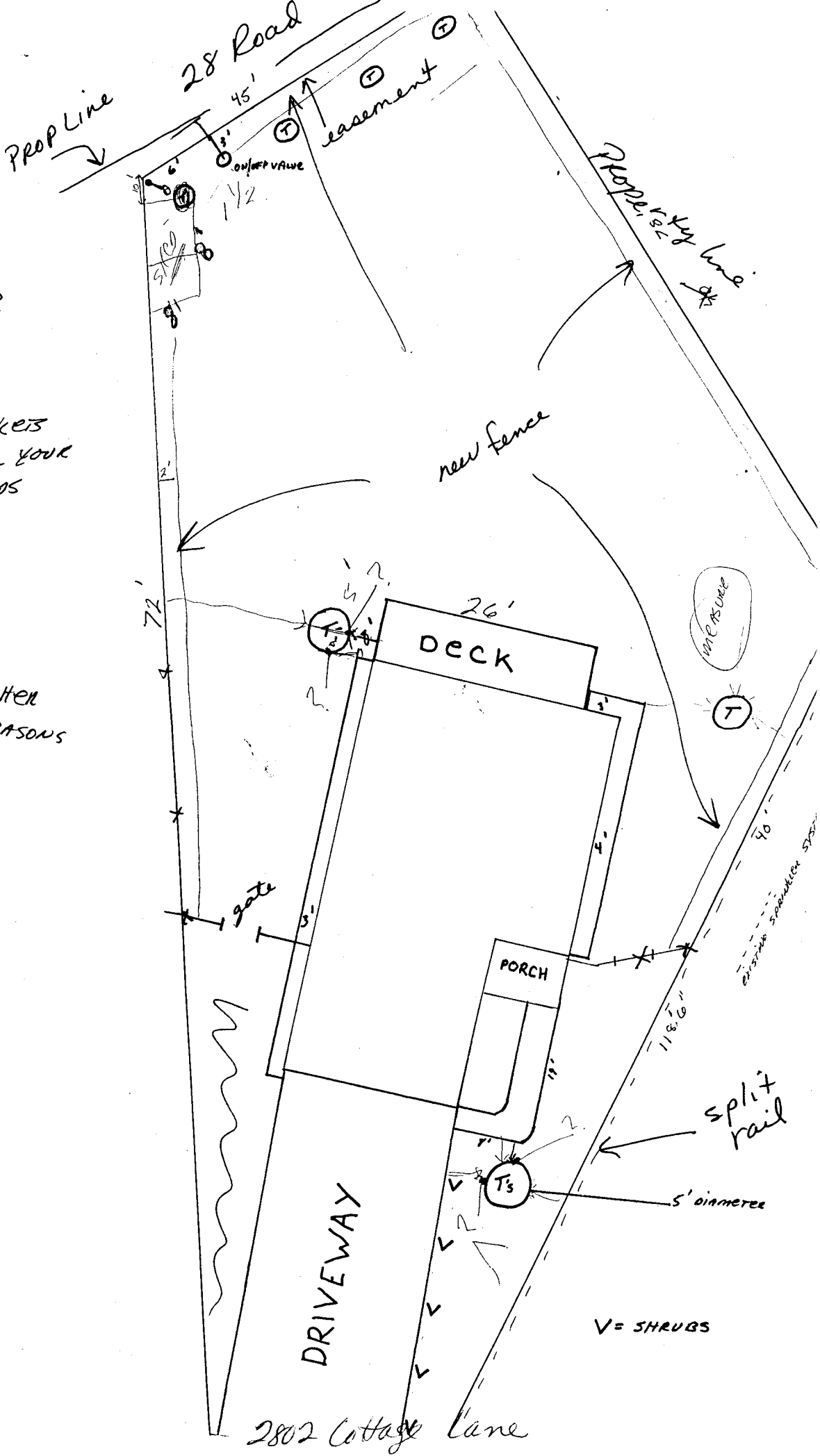
I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature Aari Carlson  
 Community Development's Approval Ronnie Edwards  
 City Engineer's Approval (if required) \_\_\_\_\_

Date 7-1-97  
 Date 7-1-97  
 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)



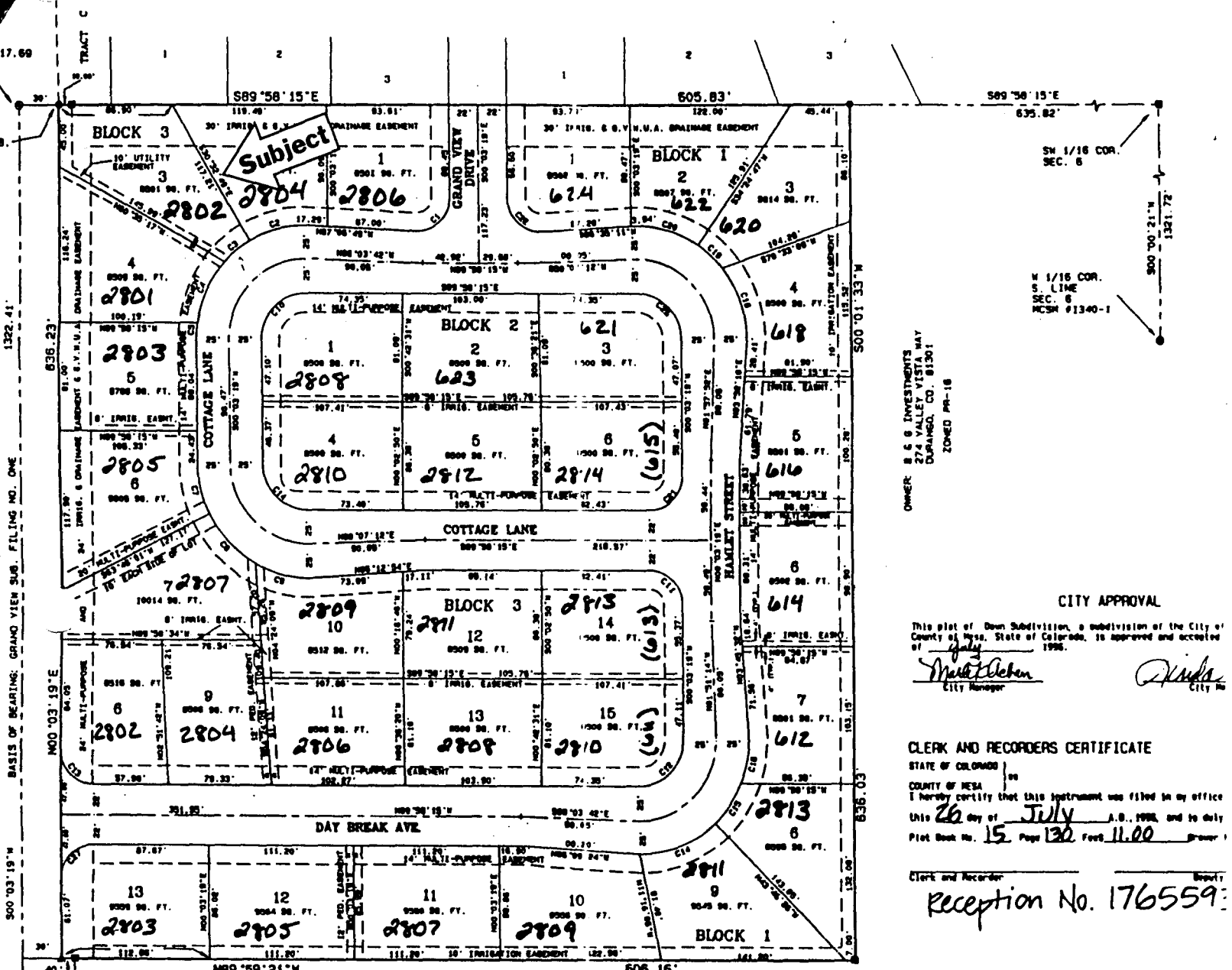
SPICKETS NEAR YOUR HEADS

TRENCHER ALL SEASONS

V = SHRUBS

# DAWN SUBDIVISION

GRAND VIEW SUB. FILING NO. 1  
ZONED RSF-5



OWNER: B & B INVESTMENTS  
274 VALLEY VISTA WAY  
DURANGO, CO. 81301  
ZONED RM-18

SW 1/16 COR.  
SEC. 6  
M 1/16 COR.  
S. LINE  
SEC. 6  
MCSN #1340-1

### CITY APPROVAL

This plot of Dawn Subdivision, a subdivision of the City of County of Mesa, State of Colorado, is approved and accepted on July 1998.

*M. M. M. M.*  
City Manager

*A. J. J.*  
City M.

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO  
COUNTY OF MESA  
I hereby certify that this instrument was filed in my office this 26 day of July A.D. 1998, and to duly Plat Book No. 15 Page 130 Fees 11.00

Clerk and Recorder: *Reception No. 176559*

THE EAST 10 FEET OF 28 ROAD HAS BEEN VACATED AS PER ORDINANCE NUMBER 2124 RECORDED IN BK 2744 AT PAGE 673-674 OF THE MESA CO. RECORDS.

OWNER: CITY OF GRAND JUNCTION  
250 N. 5th St.  
GRAND JUNCTION, CO. 81501-2621  
ZONED RSF-4

### LEGEND

- MESA COUNTY SURVEY MONUMENT
- FD #5 REBAR 1/2" ALUM. CAP STAMPED LS 16835
- FD #5 REBAR 1/2" PLASTIC CAP MARKED RYDEN LS 9331
- FD #5 REBAR 1/2" MELTED CAP
- ▲ SET #5 REBAR 1/2" ALUM. CAP STAMPED D H SURVEYS LS 20677

NOTE: ALL EXTERIOR CORNERS SET IN CONCRETE

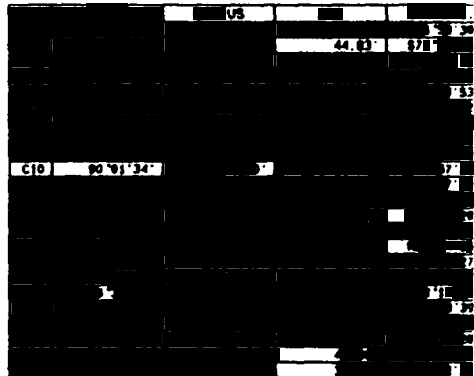
### AREA SUMMARY

34 LOTS = 6.67 AC. / 78%  
ROADS = 1.98 AC. / 22%  
TOTAL = 8.65 AC. / 100%  
DENSITY = 3.8 UNITS PER ACRE

NOTE: TO BE NO ACCESS TO 28 ROAD FROM THE ABUTTING ON 28 ROAD.

THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED IN BK. OF THE MESA CO. RECORDS

GRAPHIC SCALE 1"=50'



ing to Colorado law you must commence any legal action based upon this survey within three years after you first discover such defect. Any action based upon any defect in this survey be commenced more than the date of the certification shown herein.