

FEE \$10.00

650, 660, 662, 664, 666, 670, 672, 674

003, 004, 005, 006, 007, 009, 010, 011

PERMIT # 10257

### FENCE PERMIT

#### GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 658-674 KAPOTA  
EVEN'S EXCLUDING 668

TAX SCHEDULE NO 2945-031-43 (003-01)

PROPERTY OWNER VALLEY MEADOWS EAST  
HOME OWNERS ASSOC.

OWNER'S PHONE (970) 243-6763  
SUNDANCE PROPERTIES

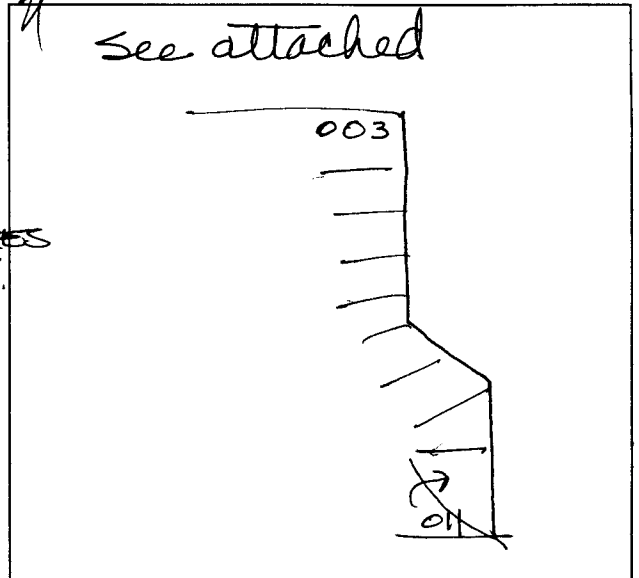
OWNER'S ADDRESS 1460 N. AVE. UNIT G

CONTRACTOR MARANATHA FENCE

CONTRACTOR'S PHONE (970) 241-9303

FENCE MATERIAL CEDAR

FENCE HEIGHT 6'-0"



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 2.93

SPECIAL CONDITIONS FP-1997-007

SETBACKS: Front 20' 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 Jana L. Bingham

Community Development's Approval Justin J. Costello

City Engineer's Approval (if required) \_\_\_\_\_

Date 4/3/98

Date 4/3/98

Date \_\_\_\_\_

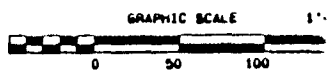
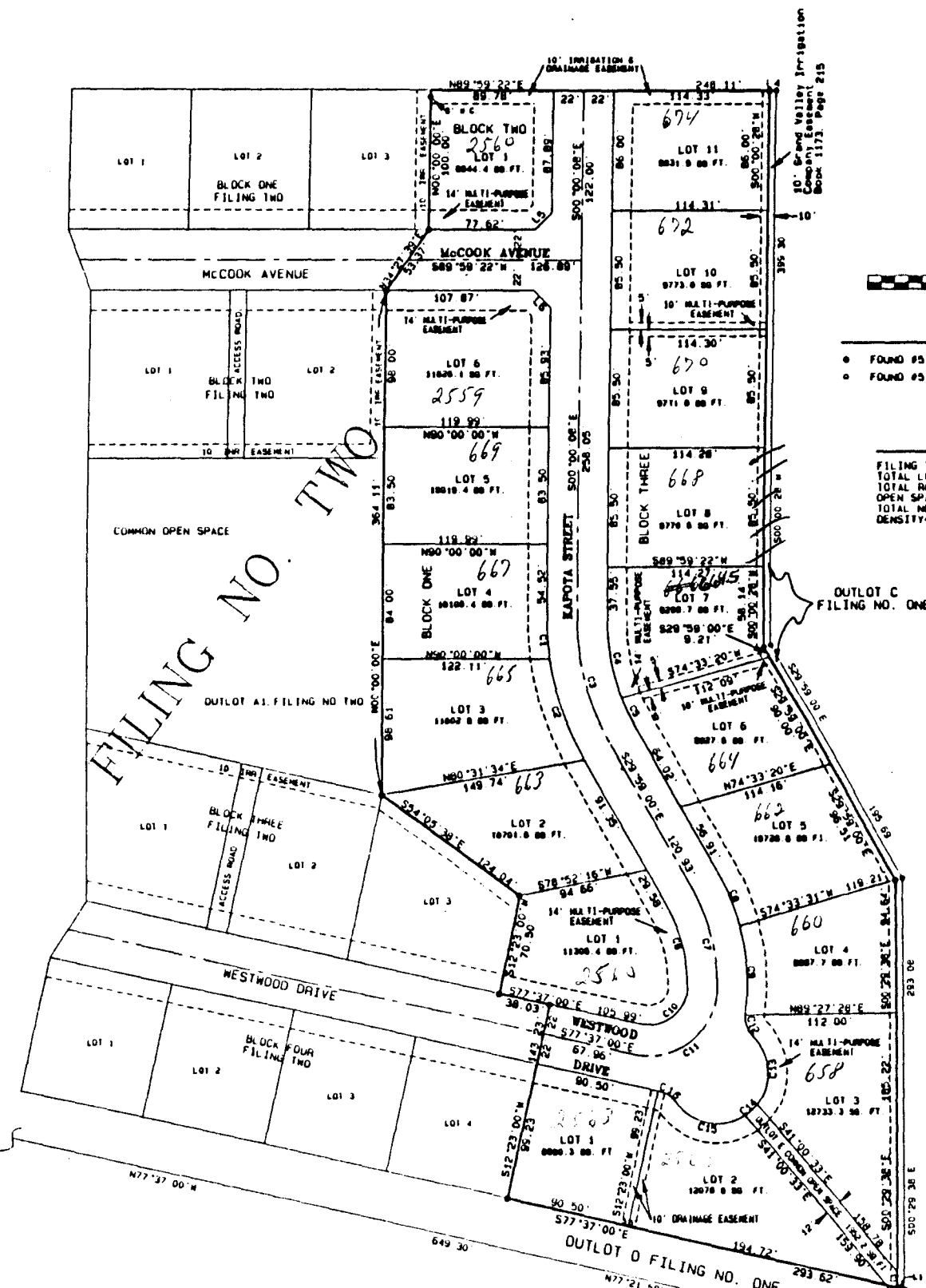
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Community Development)

(Yellow: Code Enforcement)

(Pink: Customer)

# VALLEY MEADOWS EAST



- LEGEND**
- FOUND #5 REBAR & CAP IN CONCRETE 'L.S.
  - FOUND #5 REBAR & CAP 'NHPD, L.S. '200.

**LAND USE SUMMARY**

FILING THREE TOTAL AREA:	5.33 ACRES
TOTAL LOT AREA:	4.27 ACRES
TOTAL ROAD R.O.W. AREA:	1.02 ACRES
OPEN SPACE AREA:	0.04 ACRES
TOTAL NO. OF LOTS IN FILING THREE:	18
DENSITY:	3.38 LOTS PER ACRE

**BUILDING SETBACK**

FRONT : 20'  
 REAR : 20'  
 SIDE : 10'  
 32' MAXIMUM HEIGHT  
 ACCESSORY BUILDING  
 REAR AND SIDE : 3'

**CLERK AND RECORDS**

STATE OF COLORADO  
 COUNTY OF MESA

I hereby certify  
 this is a true and correct  
 copy of the original  
 Plat Book

Clerk and Records  
 Fees

CURVE	ARC
C1	29.56'
C2	28.74'
C3	88.80'
C4	59.72'
C5	25.57'
C6	56.05'
C7	78.85'
C8	38.74'
C9	64.94'
C10	53.45'
C11	81.41'
C12	16.12'
C13	94.71'
C14	12.06'
C15	56.93'
C16	16.22'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S77°37'00"E	5.13'
L2	S77°37'00"E	8.39'
L3	N00°29'38"N	10.77'
L4	N89°59'22"E	5.00'
L5	N45°07'05"E	17.17'
L6	S45°04'10"E	17.12'

NOTICE: According to Colorado law you must announce 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 ten years from the date of the certification shown hereon.

THE FOLLOWING IS  
 A FENCING AND  
 FILING NO. 1  
 OF A SPLIT IN  
 HOMEOWNER'S