

FEE \$10.00

PERMIT # 10426

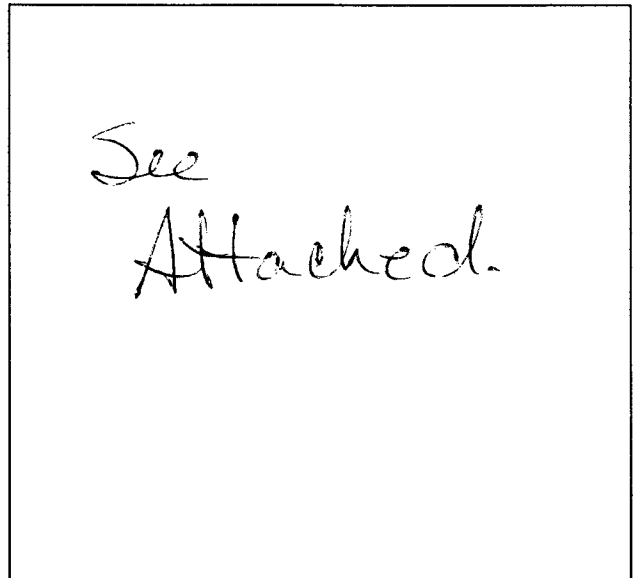
FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 717 24³/₄ Rd
 TAX SCHEDULE NO ~~2701~~ 2701-334-11-071
 PROPERTY OWNER Payton Roberson
 OWNER'S PHONE 243-5993
 OWNER'S ADDRESS 717 24³/₄ Rd.
 CONTRACTOR Self
 CONTRACTOR'S PHONE Same
 FENCE MATERIAL Cedar
 FENCE HEIGHT 6'



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' from property line (PL) or
4.5' 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]
 Community Development's Approval [Signature]
 City Engineer's Approval (if required) _____

Date 6-29-98
 Date 6-29-98
 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)

PAYTON II SUBDIVISION

A REPLAT OF LOT 1, PAYTON SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Payton Roberson and Barbara A. Roberson, are that real property as described in Book 1650 at Pages 947 & 948 of the Mesa County Clerk and Recorder, being more particularly descri:

Lot 1, Payton Subdivision, Mesa County, Colorado.

That said owner has caused the said real property to be laid out a PAYTON II SUBDIVISION a subdivision of a part of the City of Grand of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart real property as on the accompanying plat as follows:

All Streets and Rights-of-way to the City of Grand Junction for public forever;

All Common (or Open Space) Tracts to the Payton II Homeowners' purpose of open space, drainage easement and detention area.

All Multi-Purpose Easements to the City of Grand Junction for utilities as perpetual easements for the installation, operation, of utilities and appurtenances thereto including, but not limited: TV lines, natural gas pipelines, sanitary sewer lines, water lines, also for the installation and maintenance of traffic control facilities, street trees and grade structures.

All Irrigation Easements to the Payton II Homeowners' Association for the installation, operation, maintenance and repair of private

All Drainage Easements to the Payton II Homeowners' Association for the conveyance of runoff water which originates within the area upstream areas, through natural or man-made facilities above or below

All Detention / Retention Easements to the Payton II Homeowner of conveying and detaining / retaining runoff water which originate and also for the conveyance of runoff from upstream areas.

All easements include the right of ingress and egress on, along, over and across by the beneficiaries, their successors, or assigns, to trim or remove interfering trees and brush, and in Drainage and Detention easements the right to grade, provide, however, that the beneficiary shall utilize the same in a reasonable and prudent manner. Further, no tracts hereby platted shall not burden nor overburden said easements placing any improvements thereon which may prevent reasonable ingress and egress.

IN WITNESS WHEREOF said owners have caused their names to be hereon this ___ day of _____, 1997.

Payton Roberson Barbara A. Roberson

Lienholder: Sooper Credit Union

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this ___ day of _____, 1997, by Payton Roberson and Barbara A. Roberson.

My commission expires _____
Witness my hand and official seal _____
Notary Public

Address _____

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this ___ day of _____, 1997, by Sooper Credit Union.

My commission expires _____
Witness my hand and official seal _____
Notary Public

Address _____

CITY APPROVAL

This plat of PAYTON II SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the ___ day of _____, 1997.

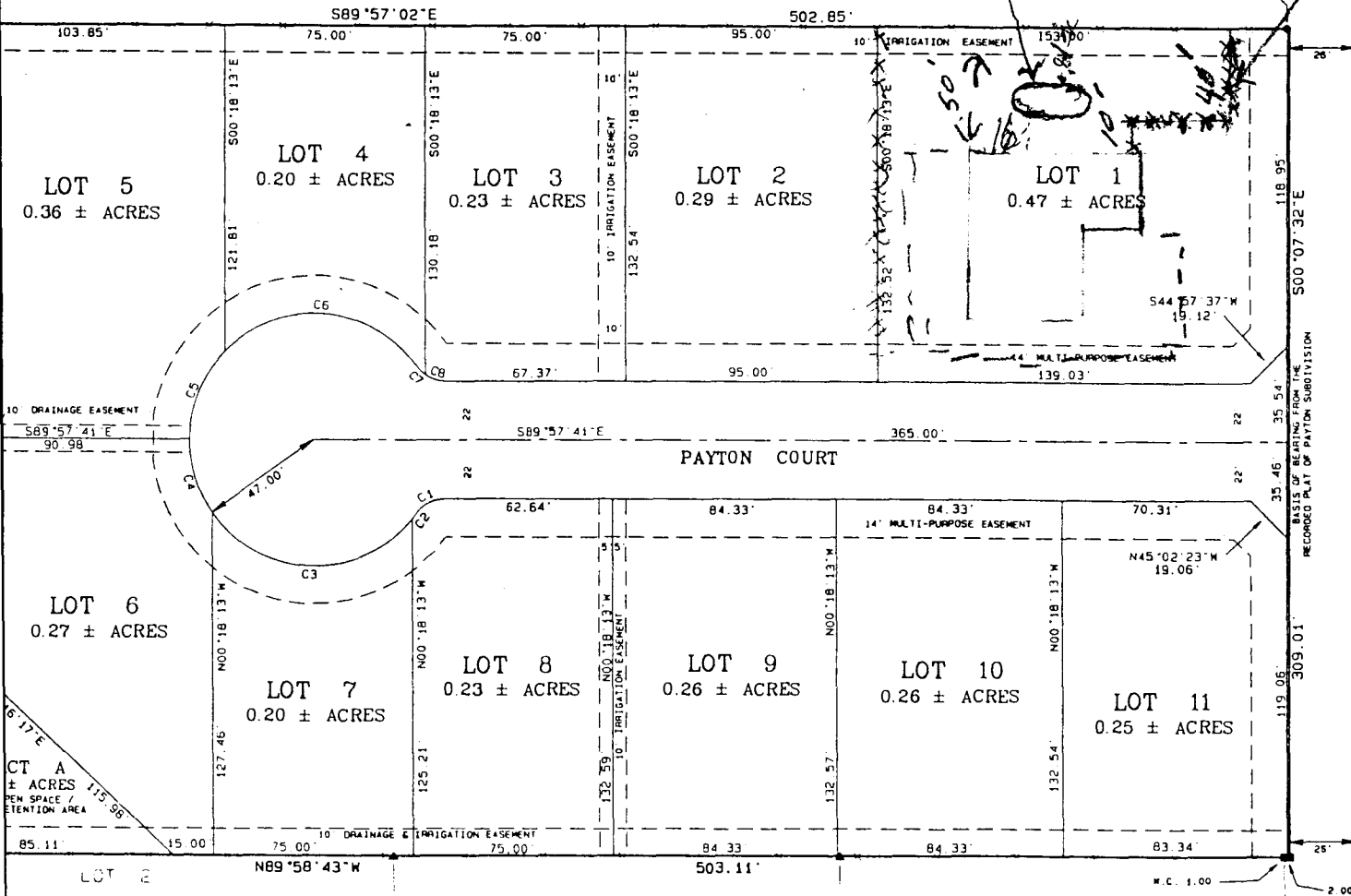
City Manager City

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at _____ this ___ day of _____, A.D., 1997, and is duly recorded.
No. ___ Page ___ Fee \$ ___ Drawer No. ___
Reception No. _____

NORTH VALLEY SUBDIVISION FILING ONE



SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, a registered Professional Surveyor in the state of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.

