

FEE \$10.00

PERMIT # 11133



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

ef

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 345 W. KENNEDY AVE
TAX SCHEDULE NO 2945-104-34 009(008)
PROPERTY OWNER HAMPTON
OWNER'S PHONE 970-243-4376
OWNER'S ADDRESS 126 29 ROAD
CONTRACTOR (SAME)
CONTRACTOR'S PHONE
CONTRACTOR'S ADDRESS
FENCE MATERIAL VINYL-BASKETWEAVE
FENCE HEIGHT 6'-6" OFF GRP

SEE ATTACHED

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 RMF-32
SPECIAL CONDITIONS FENCE TO INCLUDE 6" CLEARANCE ALONG GROUND FOR DRAINAGE
SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater.
Side N/A from PL Rear N/A 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).

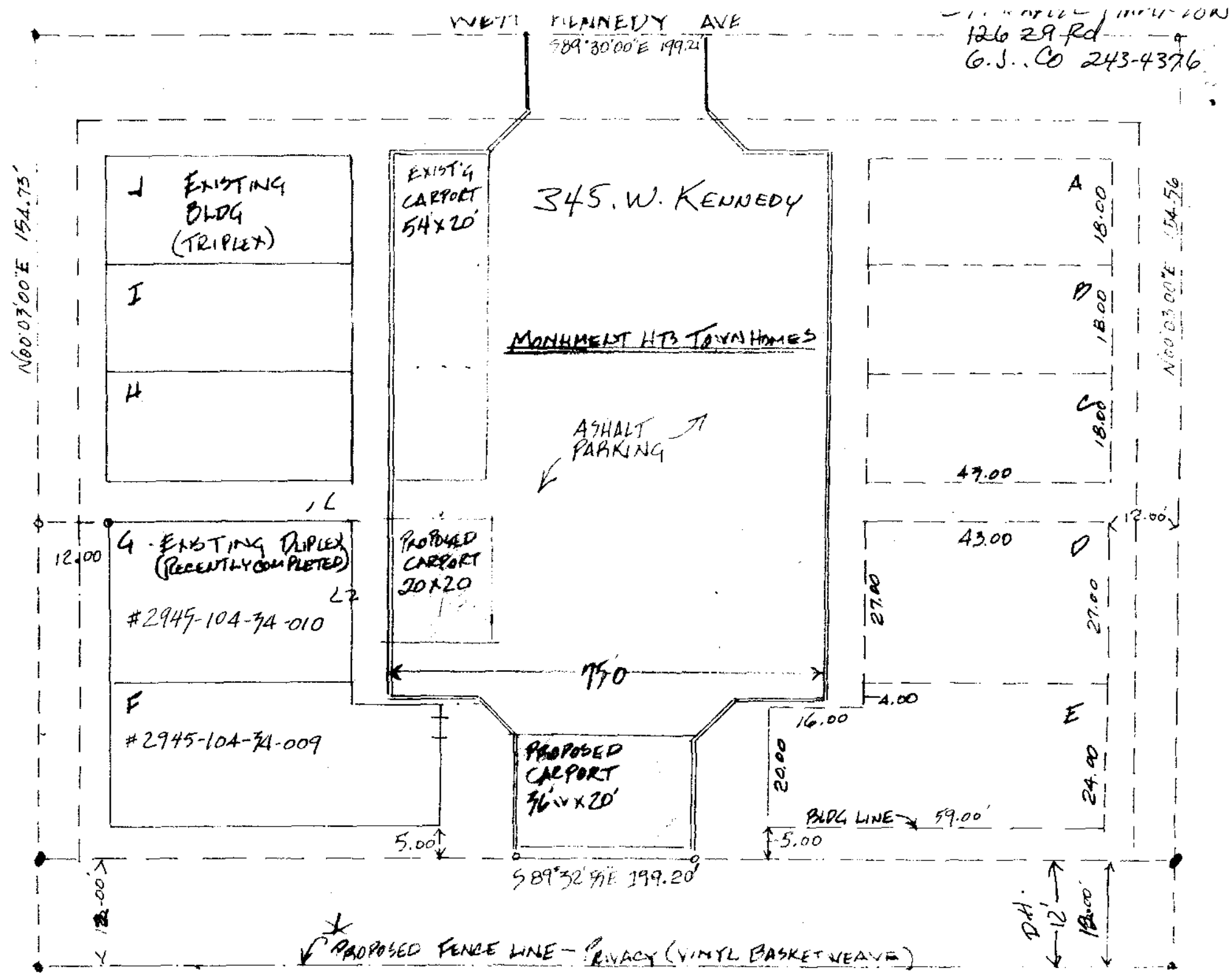
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 Daryl D. Hampton Date SEPT 11, 2000
Community Development's Approval Bill Nish Date 9-11-2000
City Engineer's Approval (if required) Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)



126 29 Rd
 G.S. CO 243-4376

* PROPOSED FENCE LINE - PRIVACY (VINYL BASKET WEAVE)

D.H.
 12'
 18.00'

ZONING - SEE BELOW

FP-1997-063 TLP #300

SIF #292

MONUMENT HEIGHTS PATIO HOMES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Boyd L. Wheeler, Charles D. Holmes, Loraine S. Reddick and Shiley A. Lane are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book 2304 Page 140, Book 2268 Page 402 and Book 2212 Page 450, (respectively) of the Mesa County Clerk and Recorders Office, and being situated in the S1/4 SEC. 10, T1N, R1E, Section 12, Township 1 North, Range 1 East of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

A REPLAT OF THE SOUTHERN MOST PART OF TRACT-B, LOTS 1, 2, 3, 4 AND 7 OF MONUMENT HEIGHTS TOWN HOMES SUBDIVISION (PLAT BOOK: 14, PAGES: 363 AND 365) AND LOTS 4, 5 AND 6 BLOCK 5, OF MONUMENT HEIGHTS SUBDIVISION (PLAT BOOK: 3, PAGE: 114)

That said owners have caused the said real property to be laid out and surveyed as MONUMENT HEIGHTS PATIO HOMES, a subdivision of a part of City of Grand Junction, County of Mesa, State of Colorado.

That said owners have hereby dedicated and set apart real property as shown and labeled on the accompanying plat as follows:

All common or open space identified as Tract C on the plat and said utility easements to the use and benefit of the owners of Lots 1, 2, 3, 4, 5 and 7 of Monument Heights Town Homes Subdivision and Lots 4, 5, 6, 7 and 12 of Monument Heights Town Homes.

All common or open space areas identified as Tract C on the plat, to the benefit of the owners of Lots 1, 2, 3, 4, 5 and 7 of Monument Heights Town Homes Subdivision and Lots 4, 5, 6, 7 and 12 of Monument Heights Town Homes.

To the City of Grand Junction and the owners of the lots hereby platted, the real property labeled as Tract C Open Space as a perpetual easement for the drainage and use of public utilities for the installation, operation, maintenance and repair of utilities and appurtenances.

Streets and right-of-ways as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever:

All easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereon including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures.

All utility easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereon including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines.

All drainage easements to the property owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and shrubs, and to drainage and detention/retention easements, the right to dredge, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor encumber said easements by erecting or placing any improvements thereon which they prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this _____ day of _____ AD, 1997.

Boyd L. Wheeler, Charles D. Holmes, Loraine S. Reddick, Shiley A. Lane

STATE OF COLORADO } SS COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 7th day of June, A.D. 1997 by Boyd L. Wheeler, Charles D. Holmes, Loraine S. Reddick and Shiley A. Lane.

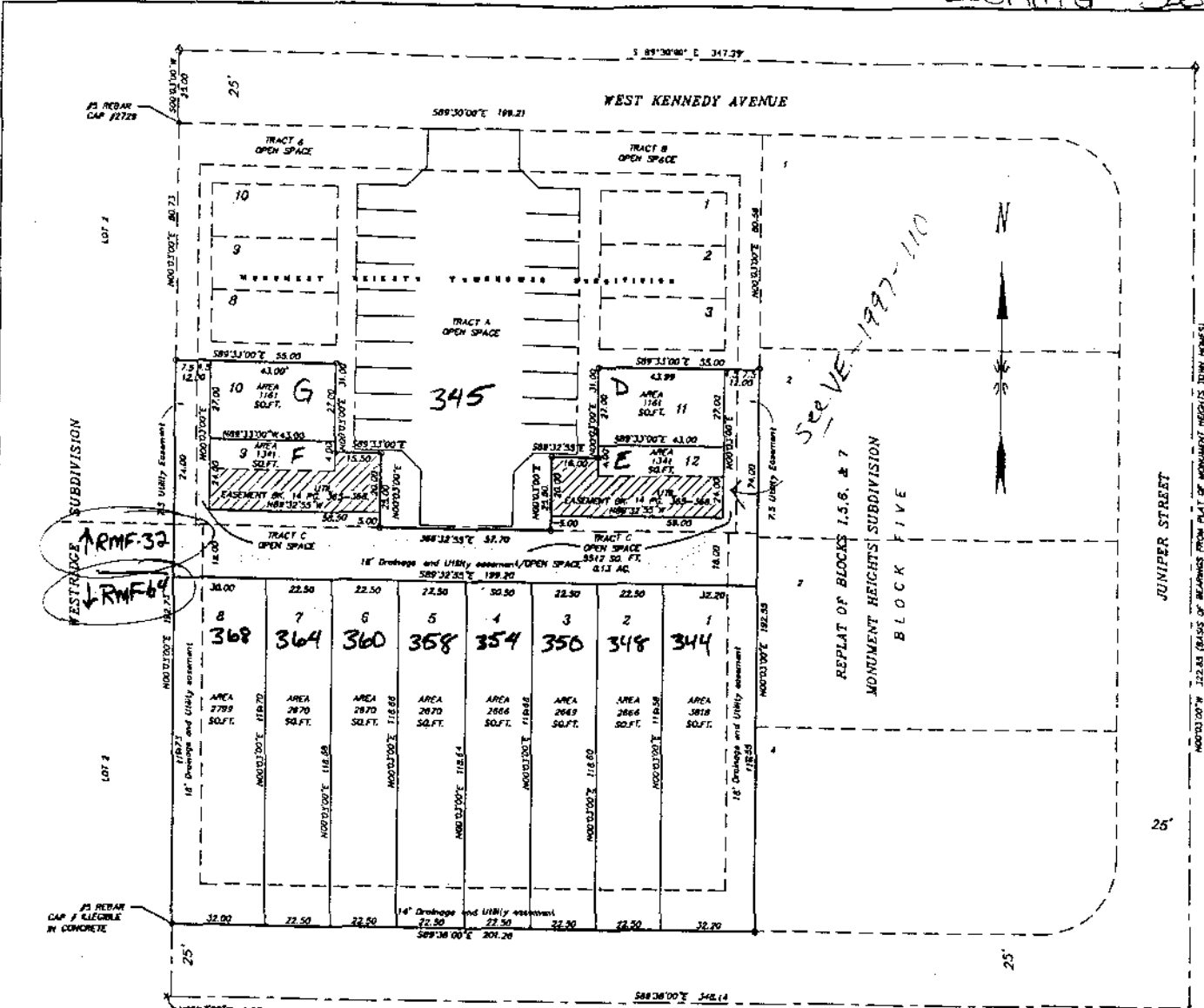
My commission expires: 8/30/98. Notary Public: Lisa M. 25 Road, Grand Junction, CO 81505

ENDORSEMENT'S RATIFICATION AND APPROVAL: The owners hereby certify that no liens against said real property exist.

STATE OF COLORADO } SS COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 2:56 P.M. on the 26th day of June, A.D. 1997 and is duly recorded in Plat Book No. 15, Page 334

CITY APPROVAL: This plat of MONUMENT HEIGHTS PATIO HOMES, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 23rd day of June, A.D. 1997. City Manager: Shantelekan, President of Council: Grant J. Levy



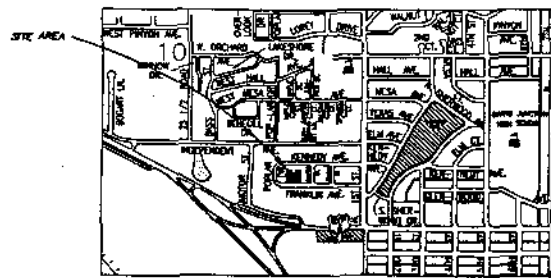
REPLAT OF BLOCKS 1, 5, 6, & 7 MONUMENT HEIGHTS SUBDIVISION BLOCK FIVE

WESTRIDGE SUBDIVISION ARMF-32 ARMF-64

AREA SUMMARY table with 3 columns: TRACT 'C' = 0.12 ACRES = 122 LOTS = 0.65 ACRES = 652 TOTAL = 0.77 ACRES = 1006

- LEGEND & NOTES: FOUND SURVEY MONUMENTS SET BY OTHERS, SET NO. 5 REBAR IN CONC. W/CAP L.S. 16413, CITY MONUMENT, STREET CENTERLINE, PK NAIL, NO. 5 REBAR 8/ CAP L.P. 16413

DASIS OF BEARING: 000°00'00"W 322.85 (BASIS OF BEARINGS FROM PLAT OF MONUMENT HEIGHTS TOWN HOMES)



SURVEYOR'S CERTIFICATE: I, Max E. Morris, certify that the accompanying plat of MONUMENT HEIGHTS PATIO HOMES, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a true survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and of applicable state laws and regulations. Max E. Morris, Q.E.S. Surveying Systems Inc. Colorado Registered Professional Land Surveyor L.S. 16415



MONUMENT HEIGHTS PATIO HOMES FINAL PLAT

Table with 4 columns: FOR: HOMES, SCALE: 1" = 20', DATE: 2/19/97, Q.E.D. SURVEYING SYSTEMS Inc., DRAWN BY: MEM/REF, ACAD ID: MFM/AL, SHEET NO., FILE: 98061