

FEE \$10.00

PERMIT # 11582

A



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 2163 Standing Rock Court

PLOT PLAN

TAX SCHEDULE NO 2947-264-28-005

PROPERTY OWNER Ann Karz Chambers

OWNER'S PHONE 241-9098

OWNER'S ADDRESS 2163 Standing Rock Court

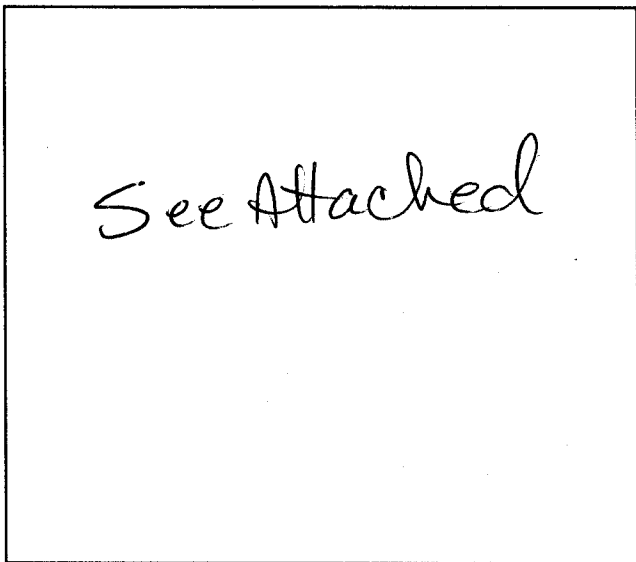
CONTRACTOR self (owner)

CONTRACTOR'S PHONE _____

CONTRACTOR'S ADDRESS _____

FENCE MATERIAL Split Rail, 2 High

FENCE HEIGHT _____



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 PD

SPECIAL CONDITIONS See Attached

SETBACKS: Front _____ 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 Ann K. Chambers

Date 2/21/01

Community Development's Approval John J. Costello

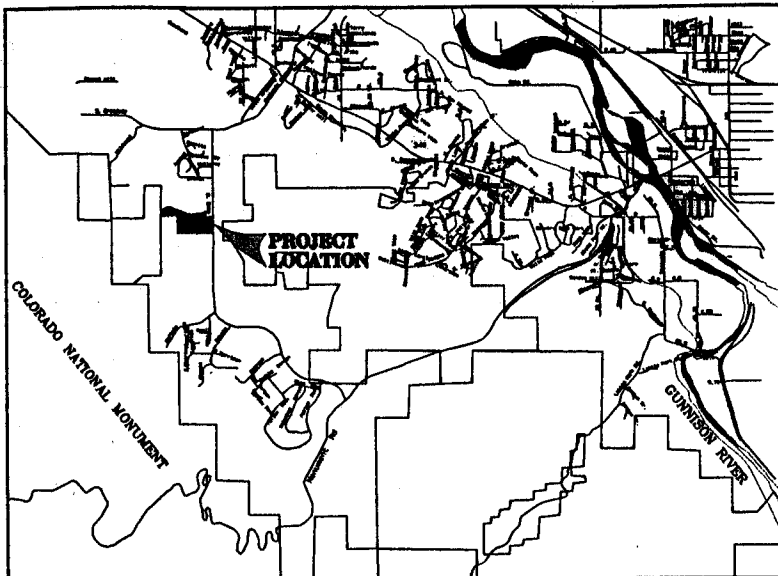
Date 2/21/01

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)

VICINITY MAP



es LLC, a Colorado Limited Liability Company
in the City of Grand Junction, located in
tract 37, Township 11 South, Range 101 West
area, State of Colorado, described in Book 2070
of the records of the Mesa County Clerk and
the plat, being more particularly described

II, a plat on file and recorded in the
recorder in Book 14 at Pages 343 and 344.
Phase VII, a plat on file and recorded in the
recorder in Book 17 at Pages 97, 98 and 99.

erty to be laid out and
subdivision of a part of

set apart real property as
at as follows:

y of Grand Junction for the use

of Grand Junction for the
for the installation,
for and appurtenances
ic lines, cable TV lines,
water lines, telephone
aintenance of traffic control
grade structures;

sement to the City of Grand
ress and egress for bicycling,
that no motorized use
City of Grand Junction shall
ices and equipment for
Tract B.

r conveyance by separate
Association, Filings 7-9
operation, maintenance

conveyance by separate
Association, Filings 7-9
of runoff water which
r from upstream areas,
ove or below ground;

ss and egress on, along, over,
officiaries, their successors,
or remove interfering trees
Retention easements, the right
ficiaries of said easements
prudent manner.

hereby platted shall not
erecting or placing any
reasonable ingress and egress

strument to the Canyon View Homeowners
drainage retention and irrigation,
ons as may set forth in said instrument.

separate instrument to the Canyon View
purpose of common open space,
on and further conditions and restrictions

strument to the Canyon View Homeowners
rainage retention, subject to further
forth in said instrument.

any, are represented hereon.

ped their name to be hereunto
A.D., 1999.

CURVE TABLE

LINE	APC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	33.83	422.00	4°39'37"	S71°47'48"E	33.82
C2	90.37	422.00	12°15'13"	S60°15'43"E	90.20
C3	48.34	422.00	8°35'16"	S69°40'19"E	48.69
C4	12.10	13.90	51°20'14"	N67°18'33"W	11.70
C5	42.93	48.00	51°14'37"	N67°15'45"W	41.51
C6	50.39	48.00	60°08'56"	S57°02'29"W	48.11
C7	12.03	48.00	14°21'48"	S19°47'07"W	12.00
C8	29.79	48.00	35°33'36"	S05°10'37"E	29.32
C9	34.70	48.00	41°25'10"	S43°40'01"E	33.95
C10	72.54	48.00	86°35'16"	N72°19'46"E	65.83
C11	13.82	13.90	58°36'07"	N58°21'11"E	13.22
C12	119.37	378.00	18°05'38"	S83°16'56"E	118.88
C13	31.24	378.00	4°44'07"	S71°52'04"E	31.23
C14	68.70	182.00	20°30'00"	S10°15'00"W	68.33
C15	52.95	148.00	20°30'00"	S10°15'00"W	52.67
C16	3.90	422.00	0°24'27"	N20°17'48"E	3.90
C17	94.77	422.00	12°52'02"	N13°39'32"E	94.57
C18	92.66	422.00	12°34'52"	N00°36'05"E	92.48
C19	5.78	3856.50	0°05'06"	S05°05'49"E	5.78
C20	108.10	3856.50	1°36'22"	S04°15'05"E	108.09
C21	96.84	3856.50	1°27'50"	S02°42'58"E	96.84
C22	109.12	3856.50	1°37'16"	S01°10'23"E	109.12
C23	113.99	3900.50	1°40'28"	S01°11'58"E	113.99
C24	128.14	3900.50	1°51'10"	S04°04'29"E	128.13
C25	9.44	3900.50	0°08'19"	S05°04'14"E	9.44
C26	162.72	378.00	24°39'53"	S06°57'50"W	161.47

AREA SUMMARY

LOTS	16.664 acres	83.2%
ROADS	1.911 acres	9.6%
TRACTS	1.441 acres	7.2%
TOTAL	19.906 acres	100%

LINE TABLE

LINE	BEARING	DISTANCE
L1	N62°52'54"W	23.00'
L2	S63°37'58"W	23.01'
L3	S24°37'18"E	22.29'
L4	N65°22'41"E	22.29'
L5	S20°30'00"W	12.82'
L6	N20°30'00"E	12.75'
L7	S00°00'00"E	2.08'
L8	N00°00'00"E	1.98'
L9	S04°25'59"E	39.25'
L10	N24°37'55"W	22.29'
L11	N46°42'08"W	22.90'
L12	N43°49'05"E	22.32'
L13	N00°00'00"W	2.09'
L14	S80°12'55"W	5.39'

NOTES REQUIRED BY THE CITY OF GRAND JUNCTION

BULK REQUIREMENTS

- Minimum lot area - 13,000 s.f.
- Maximum units per gross acre - 2
- Minimum street frontage - 20'
- Maximum height of structures - 32'
- Minimum lot width (at structure site for principal structure) - 75'
- Minimum front setback - 30'
- Minimum rear setback - 25'
- Minimum side setback - 15'
- Minimum exterior side setback - 20'
- Accessory structure setback - to the rear of primary structure with same setbacks
- Maximum coverage of lot by structures - 30%

NOTICE: Fences are restricted to a maximum 4 feet in height along Open Space and for general purposes. Fencing from 4' to 6' in height is to be used specifically for privacy of patios, hot tubs, etc. and is subject to consideration by the Architectural Control Committee. 6" RV screen fence is limited to that fence which occurs adjacent to the house structure itself.

NOTICE: Structures used solely for covering or housing irrigation facilities may be located in the setbacks behind the main structure.

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed
Clerk and Recorder of Mesa County, Colorado, on
this 25th day of October, 1999, and is
No. 17, Page 193-197 Reception No. 1
Drawer No. HH61 Fees 2

Clerk and Recorder of Mesa

Paul of Color
86

Riley

Robert Sutton
413 S. Camp

L=74.14'
N45°30'45"E
Δ=18°33'02"
R=230.00'
A=74.47'

