

FEE \$10.00

PERMIT # 12696



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: TUSCANY Village 641 27 1/2 Rd ^{Plot PLAN}

PROPERTY TAX NO: 2945-013-091-014

SUBDIVISION: TUSCANY Village

PROPERTY OWNER: Grand Jet Dep

OWNER'S PHONE: 241-1050 or 2340750

OWNER'S ADDRESS: See Attached

CONTRACTOR NAME: Concept Builder

CONTRACTOR'S PHONE: 234-0750

CONTRACTOR'S ADDRESS: 2616 H 3/4 Rd

FENCE MATERIAL & HEIGHT: Stucco 4'3"

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). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-8 SETBACKS: Front 20' from property line (PL) or

SPECIAL CONDITIONS Approved per plan from center of ROW, whichever is greater.

for Tuscany village. 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 4.1.J 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] Date 12-12-03

Community Development's Approval [Signature] Date 12/12/05

City Engineer's Approval (if required) _____ Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

CREST VIEW SUBDIVISION PD

RMF-8 FP-100-082

TUSCANY VILLAGE

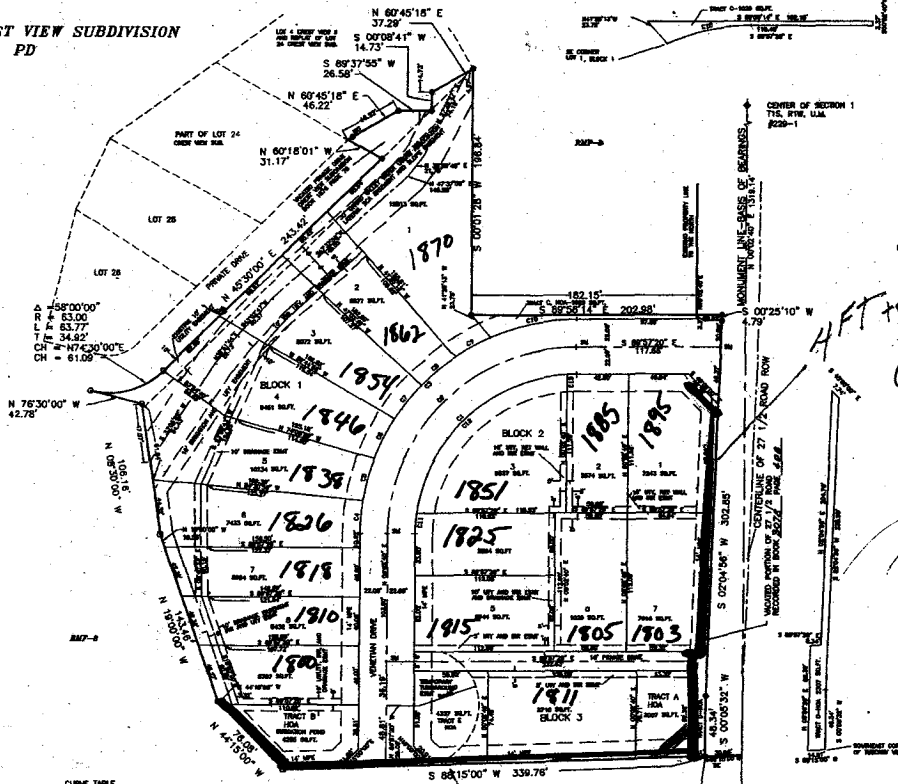
A REPLAT OF LOT 27 AND A PORTION OF A VACATED PRIVATE DRIVE IN CREST VIEW SUBDIVISION, TOGETHER WITH A PORTION OF VACATED RIGHT-OF-WAY FOR 27 1/2 ROAD IN SEC. 1, T1S, R1W., U.M. GRAND JUNCTION, COLORADO

SIF 292.00
TCP 500.00

T 21
C 10

4 FT for
off Private Drive
15' to house
20' to garage

THE KNOLLS PD



CURVE TABLE with columns for BEARING, DISTANCE, CHORD BEARING, CHORD DISTANCE, etc.

LEGEND and LAND USE SCHEDULE with various codes and descriptions for easements and setbacks.

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a registered Professional Land Surveyor in the State of Colorado, hereby certify that this subdivision plat of TUSCANY VILLAGE was prepared from notes taken in the field by me during 2001 and 2002, and that to the best of my knowledge, belief, and information, said plat is accurate and conforms to all applicable laws and regulations of the State of Colorado, and to all applicable requirements of the zoning and development code of the City of Grand Junction.



CITY APPROVAL: This plat of TUSCANY VILLAGE, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved by the City of Grand Junction, Colorado on 9:30 o'clock A.M. this 6th day of July, A.D., 2002, and is duly recorded in Plat Book No. 19 pages 104-110 on Reception No. 2074883 Drawer No. MM-68 Fee \$21.00

COUNTY CLERK AND RECORDER'S CERTIFICATE: I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado at 9:30 o'clock A.M. this 6th day of July, A.D., 2002, and is duly recorded in Plat Book No. 19 pages 104-110 on Reception No. 2074883 Drawer No. MM-68 Fee \$21.00

DECLARATION OF COVENANTS: This property is subject to covenants, conditions, and restrictions as contained in instrument recorded in Book 3148 of Page(s) 616

Irrigation, drainage, and reticulating well easements have been deeded

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Grand Junction Developers, LLC, a Colorado Limited Liability Company, is the owner of that real property, being Lot 27 and a portion of a vacated Private Drive in Crest View Subdivision, together with a vacated portion of 27 1/2 Road, located in the NE 1/4 SW 1/4 of Section 1, T1S, R1W of the 1st Meridian in Mesa County, Colorado, and being more specifically described as follows: Beginning at a point which bears N07°24'40"E 453.00 feet and S08°15'00"W 30.00 feet from the Southeast Corner of the NE 1/4 SW 1/4 of Section 1, T1S, R1W of the 1st Meridian in Mesa County, Colorado; thence S08°15'00"W 336.75 feet for the most part along the South line of Lot 27 of Crest View Subdivision; thence along the Westerly line of said Lot 27 the following four courses and distances: N44°10'00"W 78.00 feet; thence N10°00'00"W 142.43 feet; thence N70°00'00"W 42.75 feet to a point of intersection with the center line of the 27 1/2 Road; thence along the arc of a curve to the left having a radius of 63.00 feet, whose chord bears N74°30'00"E 61.99 feet, 63.77 feet along the arc along the Northwesterly line of said Lot 27 to a point of tangency; thence along the Northwesterly line of said Lot 27 N40°30'00"E 24.32 feet; thence bearing said line N02°10'17"E 31.17 feet; thence bearing N02°10'17"E 46.52 feet to the center line of 27 1/2 Road; thence S07°04'16"E 14.73 feet; thence N07°45'18"E 37.29 feet; thence S00°01'28"W 196.84 feet along an Easterly side of said Lot 27; thence S08°14'14"E 202.88 feet for the most part along a North side of said Lot 27 to a point on the West right-of-way line of 27 1/2 Road; thence following said right-of-way line the three following courses and distances: S07°25'10"W 4.79 feet; thence S2°04'56"W 302.65 feet; thence S00°00'32"W 45.35 feet to the point of beginning, containing 4.018 acres, more or less.

That said owner has caused the said real property to be laid out and surveyed as Tuscany Village, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

- 1. All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever.
2. The Easement and Lateral 2CA Easement to Grand Valley Water Users Association for maintenance and repair of Lateral 2CA irrigation pipeline.
3. All Multi-Purpose Easements to the City of Grand Junction for the use of 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, sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees, and grade structures.
4. All Irrigation Easements to the Home Owner's Association of the lots and tracts hereby plotted as perpetual easements for the installation, maintenance, and repair of private irrigation systems, recorded in Book 3148 Page 616.
5. All Drainage Easements to the Home Owner's Association of lots and tracts plotted as perpetual easements for the conveyance of runoff water which originates within the area hereby plotted or from upstream areas, through natural or man-made facilities above or below ground.
6. All Reticulating Well Easements to the Home Owner's Association of lots and tracts plotted as perpetual easements for the maintenance and repair of reticulating wells.
7. Tracts A, B, C, D, and E are Dedicated to the Home Owner's Association of the lots and tracts hereby plotted as perpetual easements for: (a) conveyance of runoff water which flows from within the area hereby plotted or from upstream areas, through natural or man-made facilities above or below ground; (b) conveying and delivering runoff water which originates from the area hereby plotted, and also for the conveyance of runoff from upstream areas; (c) the maintenance and repair of private irrigation systems and conveyance of sewerage; (d) recreational and aesthetic purposes as determined appropriate by said owner and (e) as utility easements to the City of Grand Junction as shown in 9 below. Deed of conveyance recorded in Book 3148 Page 616.
8. All Sanitary Sewer Easements to the City of Grand Junction as perpetual easements for the installation, operation, maintenance, and repair of sanitary sewer systems.
9. All Utility Easements to the City of Grand Junction for the use of public utilities as easements for the installation, operation, maintenance, and repair of utilities and appurtenances thereon, including but not limited to electric lines, water lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines.
10. The Temporary Turnaround Easement to the City of Grand Junction for the use of the public until such time as Verden Drive is connected to the private drive on the South side of Tuscany Village of such time the private drive becomes a public right-of-way.
11. 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 in drainage and detention easements, the right to dredge, provided that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby plotted shall not burden or overburden easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed the 6th day of July, A.D., 2002. Donald G. Helman, Manager, Grand Junction Developers, LLC

Notary Public: I am duly sworn before me by Donald G. Helman, Manager, Grand Junction Developers, LLC, on this 26th day of July, A.D., 2002, for the aforementioned purposes. My Commission expires 1/30/2003. My address is Grand Junction, CO 81506.



LENDER'S NOTIFICATION OF PLAT: The undersigned, hereby certifies that it is a holder of a security interest upon the property described and does hereby join in and consent to the dedication of the land described in said dedication by the terms thereof and agree that its security interest which is recorded in Book 2870, Page 324 of the public records of Mesa County, Colorado shall be subordinate to the dedication shown herein.

Wells Fargo Bank: I, James P. Parker, Vice President, Wells Fargo Bank, on this 26th day of July, 2002, with the authority of its board of directors, the 26th day of July, 2002, for Wells Fargo Bank, N.A. (None of corporation or other)

State of Colorado: This plat was acknowledged before me by James P. Parker for Wells Fargo Bank on this 26th day of July, 2002, for the aforementioned purposes. My Commission expires 1/1/2006. My address is 5505 South Ave. Cortez

FINAL PLAT TUSCANY VILLAGE A REPLAT OF LOT 27 AND A PORTION OF A VACATED PRIVATE DRIVE IN CREST VIEW SUBDIVISION, TOGETHER WITH A PORTION OF VACATED RIGHT-OF-WAY FOR 27 1/2 ROAD IN SEC. 1, T1S, R1W, U.M. GRAND JUNCTION, COLORADO

