

FEE \$10.00

PERMIT # 12209

# FENCE PERMIT

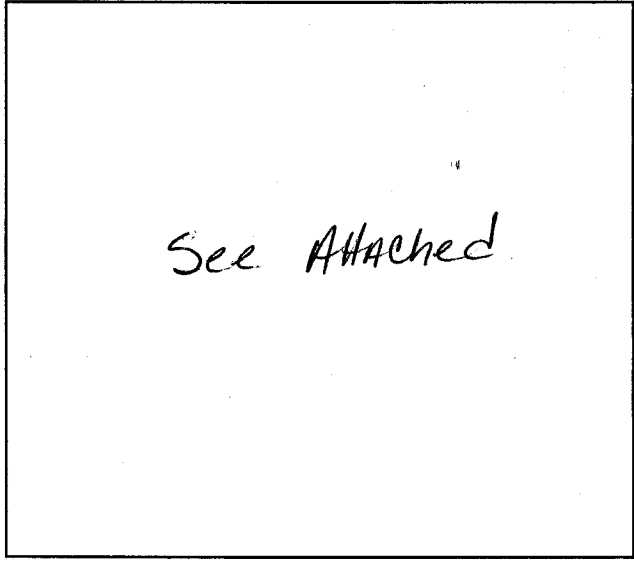
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS SPANISH TRAILS  
 TAX SCHEDULE NO 2701-333-0411  
 PROPERTY OWNER KEVIN REIMER  
 OWNER'S PHONE 261-2083  
 OWNER'S ADDRESS 2009 S. BROADWAY  
 CONTRACTOR CORNERSTONE LANDSCAPING  
 CONTRACTOR'S PHONE 261-0304  
 CONTRACTOR'S ADDRESS 3123 0<sup>3</sup>/<sub>4</sub> RD.  
 FENCE MATERIAL VINYL  
 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). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD SETBACKS: Front \_\_\_\_\_ from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater.  
 SPECIAL CONDITIONS 10' maintenance easements cannot be fenced Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL

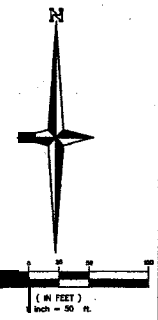
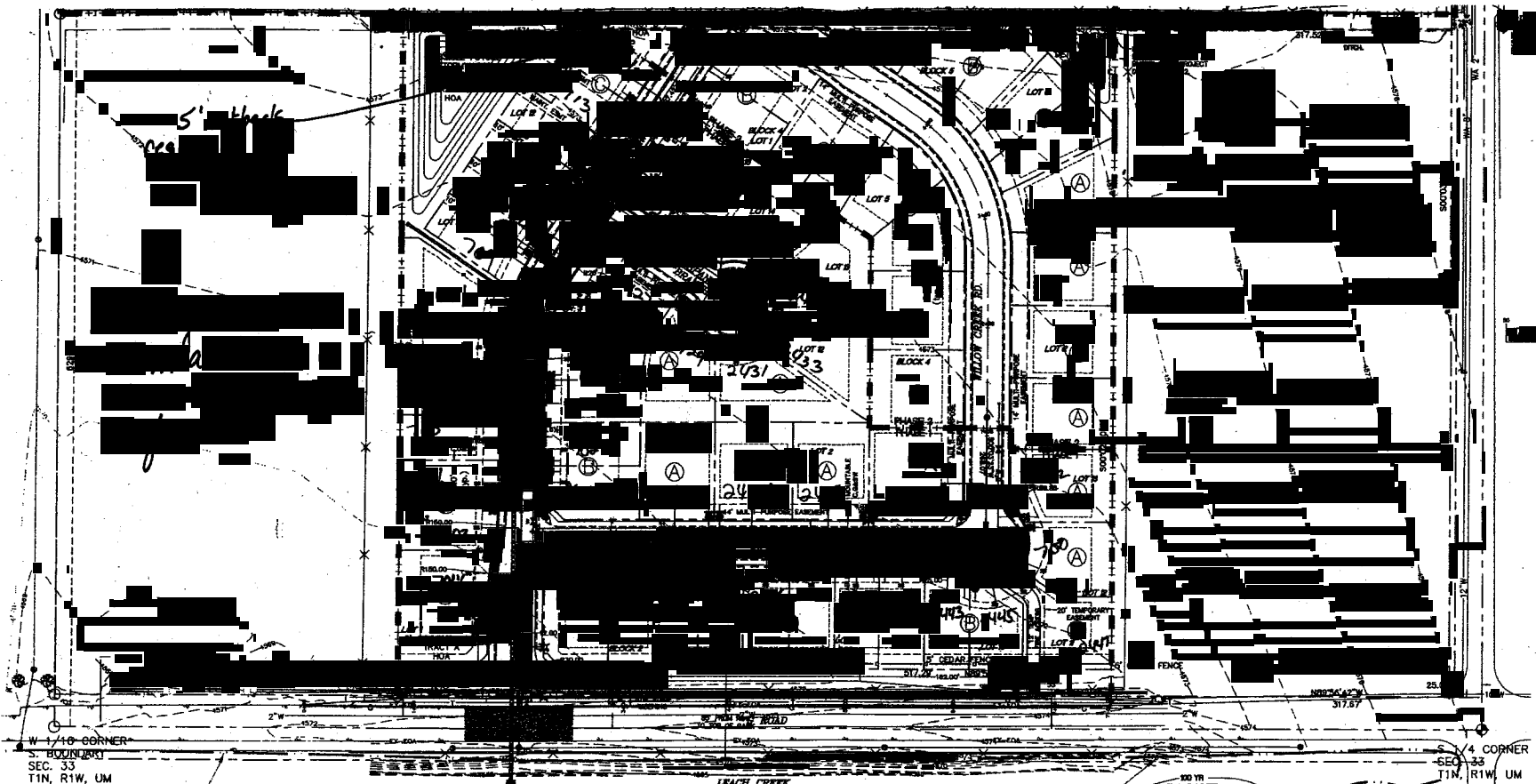
Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corner lot that extends past the rear of the house along the side yard or abuts an alley requires approval from the City Engineer (Section 4.1.J of the Grand Junction Zoning 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 4 Feb 03  
 Community Development's Approval [Signature] Date 2/4/03  
 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)



REVISION	DATE	DESCRIPTION
1	8/28/07	REVISIONS PER CITY REVIEW COMMENTS
2	10/03/07	REVISED BUILDING ENVELOPES

REIMER DEVELOPMENT LLC  
 GRAND JUNCTION, COLORADO  
 SPANISH TRAILS  
 SITE PLAN

THOMPSON-LANGFORD CORP.  
 ENGINEERS AND LAND SURVEYORS  
 808 N. 1/2 N. STATE BLVD  
 GRAND JUNCTION, COLORADO  
 PH. (970) 243-0097  
 FAX (970) 241-2845

DRAWN BY: [Signature]  
 CRK  
 CHECKED BY: [Signature]  
 JEL

DATE: 5/15/07  
 SCALE: 1"=50'  
 PROJECT NO: 0410-006

W 1/10 CORNER  
 S. BOUNDARY  
 SEC. 33  
 T1N, R1W, UM

4 CORNER  
 SEC. 33  
 T1N, R1W, UM

LEACH CREEK  
 JOHN A. USHER  
 PRR-R

*Building Dept  
 will do this but please  
 note it on Planning  
 Clearance that it is needed*

- NOTE:
- ACCESS TO CORNER LOTS MUST BE FROM LOWER ORDER STREETS.
  - FUTURE OWNERS OF LOTS WITHIN SPANISH TRAILS SUBDIVISION SHOULD BE AWARE OF THE CITY PARK ON THE NORTH AND WEST SIDES OF THE DEVELOPMENT AND THE POTENTIAL FOR LIGHT, SOUND AND PEDESTRIAN IMPACTS AS THE PARK EXPANDS.
  - A LETTER FROM A LICENSED PROFESSIONAL ENGINEER STATING THAT HE HAS VISITED THE SITE DURING CONSTRUCTION, AND THAT THE SOIL CONDITIONS HAVE BEEN ADDRESSED IS REQUIRED FOR EACH LOT.
  - THE 10' MAINT. ESMTS SHOWN ON LOTS 9-14, BLK 1 ARE FOR HOME MAINTENANCE.

BUILDING DESCRIPTION	TYPE	DESCRIPTION	NO. OF LOTS
A. DETACHED (RESIDENCE)		MIN. SIZE 8300 S.F.	13
B. ATTACHED (DUPLEX)		MIN. SIZE 3250 S.F.	24
C. PATIO LOTS - 0' LOTLINE ON ONE SIDE		MIN. SIZE 3250 S.F.	6
TOTAL NO. OF LOTS			43

- FRONTYARD SETBACKS:  
 0 ROAD- 25'  
 ALL OTHERS- 20'
- REAR YARD SETBACKS:  
 20' EXCEPT LOTS 9-14, BLK 1 WHICH ARE 15'
- SIDE YARD SETBACKS:  
 5' EXCEPT ON ATTACHED SIDES OR 0' LOTLINE LOTS (LOTS 9-14, BLK 1)
- MAXIMUM HEIGHT- 32'
- ACCESSORY STRUCTURE-REAR HALF OF LOT SIDE-3' REAR-10'

UTILITIES WILL BE PROVIDED TO THE SITE BY THE FOLLOWING VENDORS

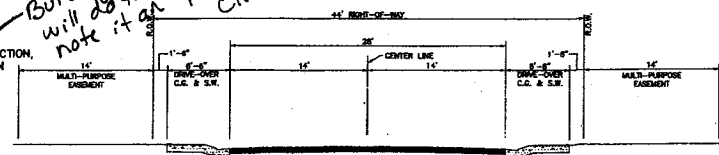
LAND USE CHART

R.O.W.	TRACTS	LOTS	TOTAL
1,781 AC	25.94%		
0.454 AC	6.76%		
4.820 AC	87.30%		
6.865 AC	100.00%		

GAS: PUBLIC SERVICE CO. OF COLORADO  
 ELECTRIC: GRAND VALLEY RURAL POWER  
 WATER: UTE WATER CONSERVANCY DISTRICT  
 CABLE TELEVISION: AT&T GROUP  
 TELEPHONE: CITY OF GRAND JUNCTION  
 US WEST

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 \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_, 1996, and is duly recorded in Plat Book No. \_\_\_\_\_ Page \_\_\_\_\_



URBAN RESIDENTIAL STREET  
 0 to 1000 A.D.T.

INITIAL ACCEPTANCE  
 CITY ENGINEER - GRAND JUNCTION

INITIAL ACCEPTANCE

LEGEND

- O FOUND PROPERTY CORNER #5 REBAR W/ ALUM. CAP LS 16413
- FENCE
- FLOW LINE OF DITCH
- EXISTING EDGE OF PAVEMENT
- SURVEYED SECTION SUBDIVISION LINE
- PP POWER POLE AND POWER LINE
- SSM#1 SSM#2 SANITATION SEWER MANHOLE AND SEWER LINE
- G GAS LINE
- WA X WATER LINE AND SIZE
- WA M WATER VALVE
- T TELEPHONE LINE
- PH# FIRE HYDRANT