

FEE \$10.00

2

PERMIT # 13813

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 4361 N. 1st St, Grand Junction, CO 81506
Property Tax No: (address of HOA, President)
Subdivision: Horizon Park East
Property Owner:
Owner's Telephone: 245-4500-H, 243-1003-W
Owner's Address:
Contractor's Name: Peterson Masonry
Contractor's Telephone: (970) 858-3461
Contractor's Address: P.O. Box 489, Fruita, CO
Fence Material & Height: Masonry - 6 feet tall Replace existing 6' wood fence

Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, and 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 MA from property line (PL) or
SPECIAL CONDITIONS
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 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: 9/28/05
Community Development's Approval: [Signature] Date: 9/28/05
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)

# HORIZON PARK EAST

A REPLAT OF LOT 2 HORIZON PARK SUBDIVISION  
AS RECORDED IN PLAT BOOK 13 PAGE 513 AT  
MESA COUNTY CLERK & RECORDER OFFICE.

N90°00'00"E (BASIS OF BEARING) 1320.85'

G ROAD

NE Cor NW 1/4  
Sec 1, T1S,  
R1W, U.M.

NE Cor NW 1/4 NW 1/4  
Sec 1, T1S, R1W, U.M.

14' VACATED R.O.V.  
BOOK 1997, PAGES 489 & 490  
NOTE: SEE BOOK 822, PAGE  
246 FOR THE EAST 25' OF  
15th STREET RIGHT-OF-WAY

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BOOK 1997, PAGES 489 & 490  
NOTE: SEE BOOK 822, PAGE  
246 FOR THE EAST 25' OF  
15th STREET RIGHT-OF-WAY

Min 20' from  
front property  
line

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Horizon Park East  
land situated in the Northwest 1/4  
of the Ute Meridian, Grand Junction, M  
Mesa County Records, and being more pe  
Lot 2 HORIZON PARK SUBDIVISION, as rec  
Recorder office.

That said owners have caused the said  
PARK EAST, Grand Junction, Mesa County

That said owners do hereby dedicate to  
plat to the City of Grand Junction for  
with perpetual right of ingress and eg  
maintenance and future construction; a  
public utilities and the property own  
real property which are labeled as uti  
as perpetual easements for the install  
facilities, including but not limited  
together with the right to trim interf  
and egress for the installation and su  
shall be utilized in a reasonable and  
the City of Grand Junction for itself  
which are labeled as drainage easement  
as perpetual easements for the install  
together with the right to dredge and  
perpetual rights of ingress and egress  
facilities, said easements and rights  
the real property labeled as ingress e  
access to and from, and shall inure to  
and their invitees.

That all expenses for street paving or  
not Mesa County or the City of Grand J

IN WITNESS WHEREOF said owners have ca  
23rd day of September.

*W.R. Bray*  
W.R. Bray, Manager

STATE OF COLORADO )  
COUNTY OF MESA ) ss  
The foregoing instrument was acknowledged  
A.D. 1993.

My commission expires: My Commission exp

WITNESS MY HAND AND OFFICIAL SEAL.

CLERK AND RECORDER'S CERTIFICATE  
STATE OF COLORADO )  
COUNTY OF MESA ) ss  
I hereby certify that this instrument  
this 23rd day of Sept.  
Number 1455-704 in Plat Book  
inclusive.

Clerk and Recorder

Covenants, Conditions and Restrictions  
Reception Number

Setbacks recorded in Book  
Reception Number 1455-705

CITY OF GRAND JUNCTION CERTIFICATE OF  
Approved this 17th day of Sep  
of Mesa County, Colorado.  
*[Signature]*  
President of City Council

SURVEYOR'S CERTIFICATE  
I, Richard A. Mason, do hereby certify  
SUBDIVISION, a subdivision of a part o  
direct supervision and accurately repr  
the Zoning and Ordinance Code of the  
*[Signature]*  
Richard A. Mason 18485-115  
Registered Professional Land Surveyor  
P. O. Box 1000

NW Cor Section 1,  
T1S, R1W, U.M.

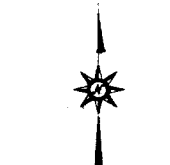
### GENERAL NOTES

1. INFORMATION FROM TITLE COMMITMENT ISSUED BY ABSTRACT & TITLE CO.,  
MESA COUNTY, INC., POLICY NO. 809337, EFFECTIVE APRIL 19, 1993, AND  
MESA COUNTY RECORDS.

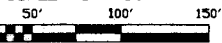
2. DRAINAGE EASEMENTS ARE FOR ON-SITE DRAINAGE UNLESS OTHERWISE NOTED.

3. ALL BEARINGS FROM HORIZON PARK SUBDIVISION.

4. MARK = SV CORNER NW1/4NW1/4 SECTION 1, ELEVATION = 4668.57.



SCALE: 1" = 50'



INGRESS EGRESS EASEMENTS  
IN FAVOR OF LOTS 16 & 17  
AND UTILITY, IRRIGATION,  
& DRAINAGE EASEMENT

Adjoiner:  
Clifford Allison  
2711 G Road

Adjoiner:  
Ladice C Jensen  
2713 G Road

Adjoiner:  
Lot 3, Horizon  
Park Subdivision  
John L & Judy A Moss

1. Horizon  
Subdivision  
Investments

SV Cor NW 1/4 NW 1/4  
Sec 1, T1S, R1W, U.M.  
Bench Mark Elevation = 4668.57

SE Cor NW 1/4 NW 1/4  
Sec 1, T1S, R1W, U.M.

N89°51'28"W 1320.97'

860.60'

15th Street 302.21'  
S 00°03'03" W 1318.81'

302.21'

1320.85'

50.52'

40'

15'

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