



# Fence Permit

PERMIT # 15013

Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501  
Phone: (970) 244-1430 FAX (970) 236-4031

FEE \$10.00

Property Address: 203 & 221 29 rd. (FP-2006-355)

Property Tax No: 2943-304-00-138 & 142

Subdivision: Chipeta Heights

Property Owner: Level III Developement Co.

Owner's Telephone: 970 210 7670 243 3500

Owner's Address: 300 So Main # 301 GJ Co 81501

Contractor's Name: ACCI 2000

Contractor's Telephone: 970 210 7670

Contractor's Address: Po Box 511 Clifton Co 81520

Fence Material & Height: Cedar & 6' mainly w/ varying heights  
& white plastic Subdivision 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 R-4 SETBACKS: Front 20 from property line (PL) or

SPECIAL CONDITIONS per FP-2006-355 from center of ROW, whichever is greater.

plan 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 Chris Willin Date 11/2/07

Community Development's Approval Paul Hornbeck Date 11/5/07

City Engineer's Approval (if required) \_\_\_\_\_ Date \_\_\_\_\_

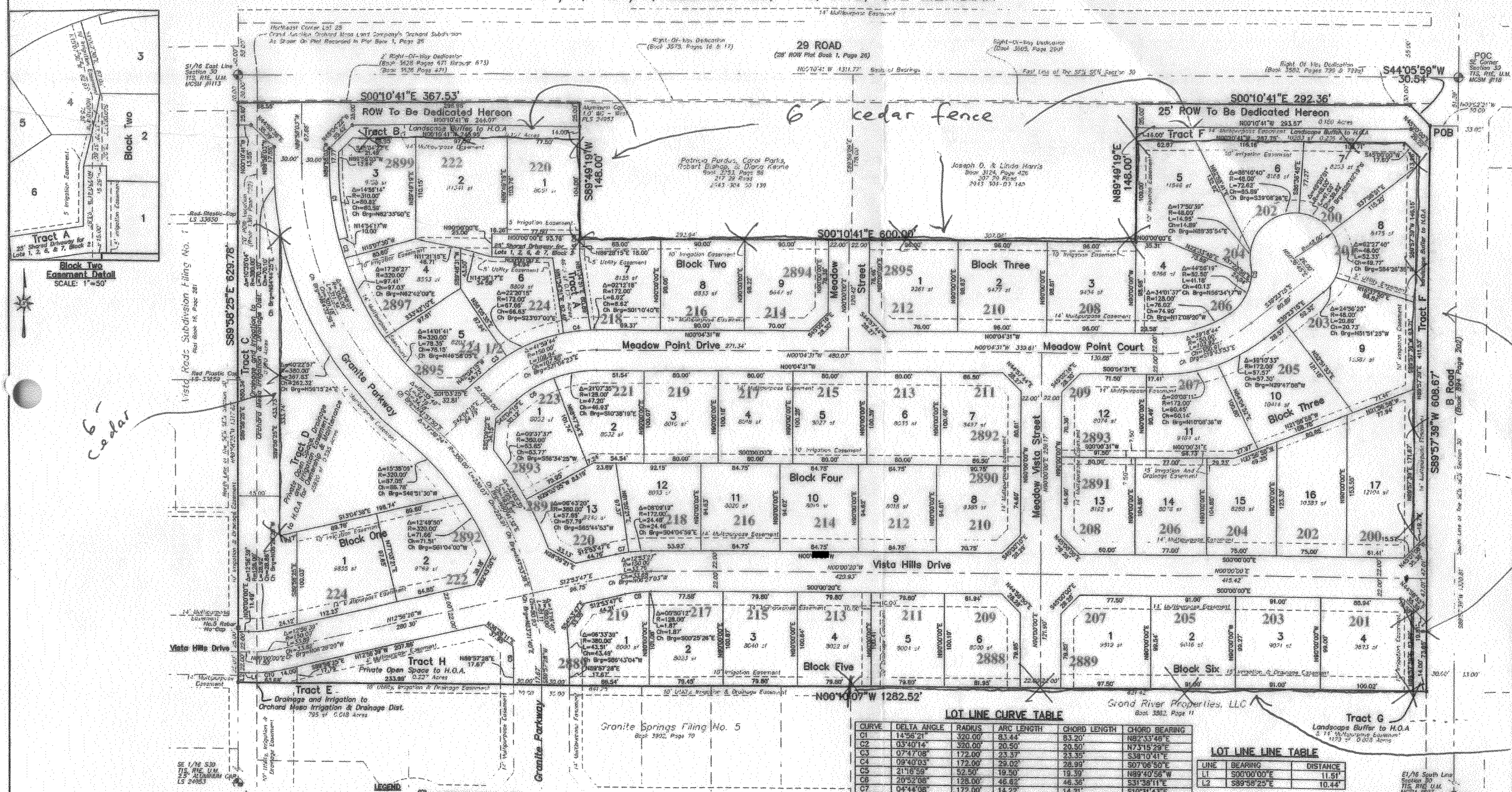
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Community Development) (Yellow: Applicant) (Pink: Code Enforcement)

# CHIPETA HEIGHTS SUBDIVISION

OF PARCELS LOCATED IN  
 LOT 25 AND LOT 32 OF GRAND JUNCTION  
 ORCHARD MESA LAND COMPANY'S ORCHARD SUBDIVISION  
 AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 26, MESA COUNTY RECORDS  
 SE1/4, SE1/4, SECTION 30, T1S, R1E, UTE MERIDIAN

Please note: The red address numbers are added to the recorded subdivision plat.



**LOT LINE CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	14°56'21"	320.00'	83.44'	83.20'	N82°33'46"E
C2	03°40'14"	320.00'	20.50'	20.50'	N73°15'29"E
C3	07°47'08"	172.00'	23.37'	23.35'	S38°10'41"E
C4	09°40'03"	172.00'	29.02'	28.99'	S07°06'50"E
C5	21°16'59"	52.50'	19.50'	19.39'	N89°40'58"W
C6	20°52'08"	128.00'	46.62'	46.36'	S31°36'11"E
C7	04°44'08"	172.00'	14.22'	14.21'	S10°31'43"E
C8	12°03'15"	128.00'	26.83'	26.80'	S06°52'09"E
C9	04°11'06"	320.00'	23.37'	23.37'	S87°54'34"W
C10	12°58'39"	172.00'	38.86'	38.78'	N06°28'20"W

**LOT LINE TABLE**

LINE	BEARING	DISTANCE
L1	S00°00'00"E	11.61'
L2	S89°58'25"E	10.44'

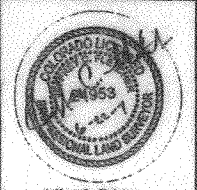
**AREA SUMMARY**

LOTS	= 10,411 Acres	63.11%
TRACT A	= 0.107 Acres	0.65%
TRACT B	= 0.107 Acres	0.65%
TRACT C	= 0.590 Acres	3.58%
TRACT D	= 0.595 Acres	3.61%
TRACT E	= 0.018 Acres	0.11%
TRACT F	= 0.238 Acres	1.43%
TRACT G	= 0.028 Acres	0.16%
TRACT H	= 0.227 Acres	1.38%
ROAD ROW	= 4.179 Acres	25.32%
<b>TOTAL</b>	<b>= 16.486 Acres</b>	<b>100.00%</b>

**SURVEYOR'S CERTIFICATION**

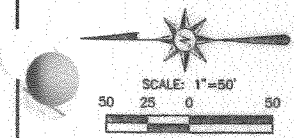
I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of CHIPETA HEIGHTS SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified JUNE 22, 2007



**CHIPETA HEIGHTS SUBDIVISION**  
 A PART OF LOTS 25 & 32  
 GRAND JUNCTION ORCHARD MESA LAND  
 COMPANY'S ORCHARD SUBDIVISION  
 LOCATED IN  
 THE SE1/4 SECTION 30, T1S, R1E, UTM  
 GRAND JUNCTION MESA COUNTY, COLORADO  
**High Desert Surveying, LLC**  
 1673 Highway 50 Unit C  
 Grand Junction, Colorado 81503  
 970-254-8849 Fax 970-241-0451

PROJ. NO. 05-78 SURVEYED DRAWN CHECKED SHEET OF  
 DATE: May, 2006 JF/ES ASK JCF 2 3



SCALE: 1"=50'  
 50 25 0 50

- LEGEND**
- ALLOY SURVEY MARKER, AS NOTED
  - SET ALUMINUM CAP ON NO. 5 REBAR, 24953
  - FOR CR3-38-31-105, IN CONCRETE
  - FOUND REBAR, AS NOTED
  - PK NAIL, SET IN PAVING
  - ALUMINUM CAP ON NO. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CR3-38-31-105
  - DELTA ANGLE OF ARC
  - RADIUS OF ARC
  - LENGTH OF ARC
  - CHORD DISTANCE OF ARC
  - CHORD BEARING OF ARC
  - EQUAL SYMBOL
  - PERMIT SYMBOL
  - AND SYMBOL
  - INTERSTATE HIGHWAY SYMBOL
  - STATE HIGHWAY SYMBOL
  - US UNITED STATES
  - UTS NOT TO SCALE
  - CRS COLORADO REVISED STATUTES
  - DRS SOLICIT, USED IN LEGAL DOCUMENTS (LATN - ONE HALF)
  - PLS PROFESSIONAL LAND SURVEYOR NUMBER
  - LLC LIMITED LIABILITY COMPANY
  - A.D. ANNO DOMINI
  - MOSE OR LESS
  - DEGREES
  - MINUTES OR FEET
  - INCHES OR DECIMALS
  - MCSM MESA COUNTY SURVEY MARKER
  - BLM BUREAU OF LAND MANAGEMENT
  - ROW RIGHT-OF-WAY
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - HQA HOMEOWNERS ASSOCIATION