



# Fence Permit

PERMIT # 15011

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

File # FP-2006-169

Property Address: Riverview Estates 280 29 ROAD  
 Property Tax No: — Entrance Fencing —  
 Subdivision: Riverview Estates  
 Property Owner: Blue Star Industries  
 Owner's Telephone: 255-8853 ext 107  
 Owner's Address: 2350 G ROAD, GJ CO 81505  
 Contractor's Name: Sonsline II Construction & Development  
 Contractor's Telephone: Olivia Herrera 640-3753  
 Contractor's Address: 2350 G Road, G.J. CO 81506  
 Fence Material & Height: Stucco 6' HT

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 \_\_\_\_\_ from property line (PL) or  
 SPECIAL CONDITIONS Lights of Fence Posts \_\_\_\_\_ from center of ROW whichever is greater.  
AND All lighting must be full cut off  
Fixtures with down cast lighting Side AS 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 10/26/07  
 Community Development's Approval [Signature] Date 26 Oct 07  
 City Engineer's Approval (if required) NA 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)

# RIVERVIEW ES

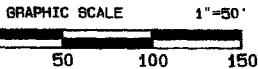
A PORTION OF LOTS 2 & 3, SECTION 29, T.1S.,R.1E., UTE MERIDIAN, CO

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N89°49'58"E	19.65'
L2	N89°49'58"E	14.00'
L3	N45°00'00"E	19.73'
L4	S45°00'00"W	2.28'
L5	N02°38'40"E	3.77'
L6	N02°38'40"E	36.02'
L7	N43°42'35"W	19.35'
L8	N89°48'50"E	14.02'
L9	S45°00'00"E	19.80'
L10	N45°00'00"E	19.80'
L11	N90°00'00"E	20.00'
L12	N89°48'50"E	20.00'
L13	N90°00'00"E	20.00'
L14	N89°48'50"E	20.00'
L15	S45°00'00"E	19.80'
L16	N45°00'00"E	19.80'
L17	N90°00'00"E	25.00'
L18	N45°00'00"E	19.80'
L19	N00°00'00"W	24.43'
L20	N45°00'00"W	19.80'
L21	N00°00'00"W	24.43'
L22	N45°00'00"E	19.80'
L23	S45°00'00"E	19.80'
L24	S45°00'00"W	19.80'
L25	N45°00'00"W	19.80'

**CURVE TABLE**

CURVE	ARC	DELTA	RADIUS	CHORD BEARING	CHORD
C1	58.12'	90°00'00"	37.00'	S45°00'00"E	52.33'
C2	92.68'	90°00'00"	59.00'	S45°00'00"E	83.44'
C3	4.22'	16°06'44"	15.00'	S08°03'22"W	4.20'
C4	12.15'	16°46'44"	41.80'	S07°43'22"W	12.11'
C5	32.11'	44°19'59"	41.80'	S22°50'00"E	31.32'
C6	44.26'	61°06'44"	41.80'	S78°33'22"E	42.20'
C7	4.22'	16°06'44"	15.00'	N81°56'38"E	4.20'
C8	14.85'	42°32'13"	20.00'	N21°46'06"W	14.51'
C9	65.34'	101°10'34"	37.00'	N08°03'04"E	57.17'
C10	20.25'	31°21'39"	37.00'	N74°19'11"E	20.00'
C11	20.25'	31°21'39"	37.00'	S74°19'11"E	20.00'
C12	65.34'	101°10'34"	37.00'	S08°03'04"E	57.17'
C13	14.85'	42°32'13"	20.00'	S21°16'06"W	14.51'

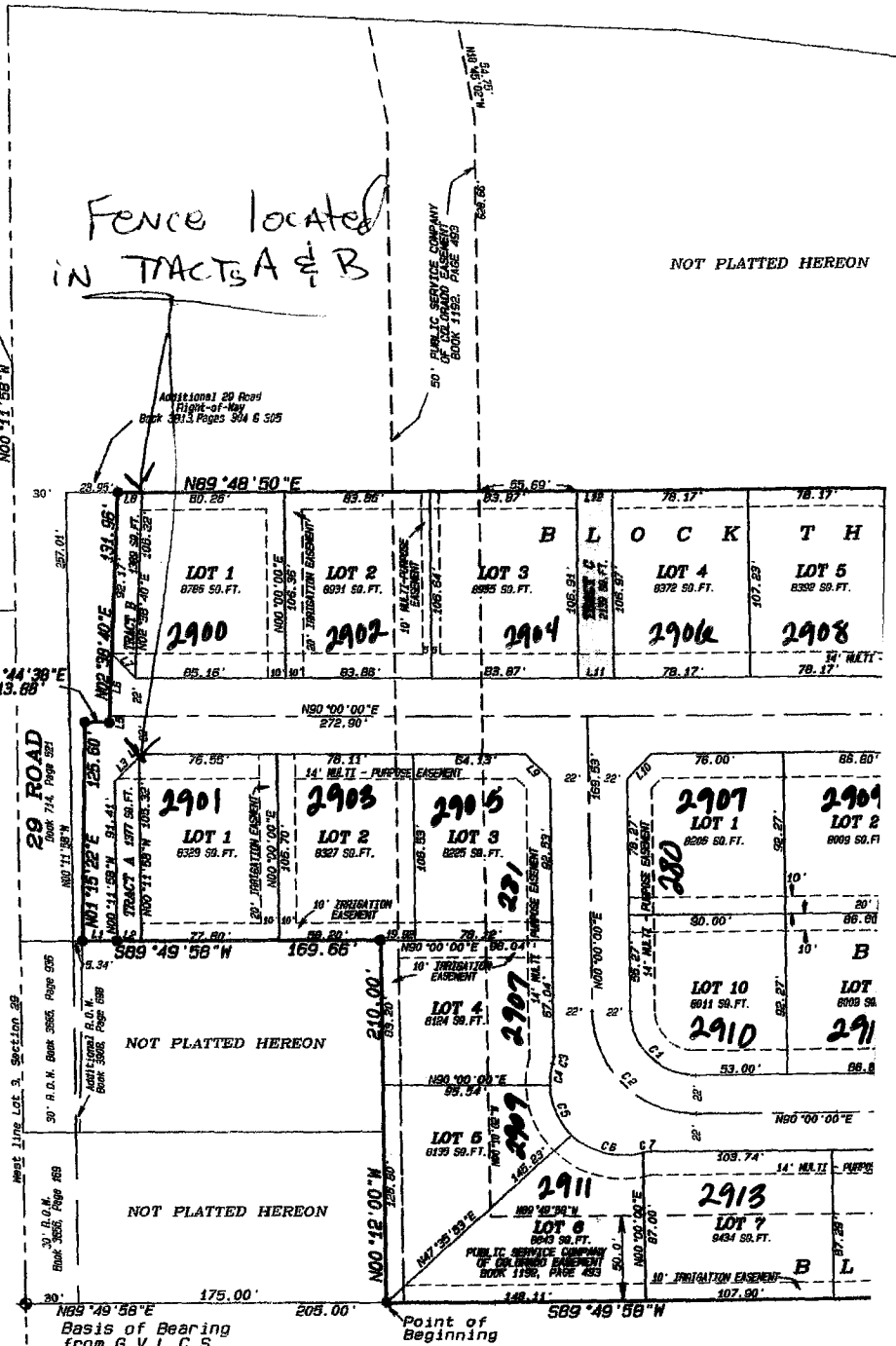


NORTH 1/16TH CORNER  
WEST LINE  
SECTION 29  
M.C.S.M. # 804-1  
SOUTHWEST CORNER  
GOVERNMENT LOT 3  
TRACTS E & F  
BENCHMARK  
ELEVATION = 4669.93  
NAVD88

WEST 1/4 CORNER  
SECTION 29  
M.C.S.M. # 105-1

**LAND USE SUMMARY**

LOTS (of TOTAL)	USE	ACRES	PERCENT
LOTS 1-13	SINGLE FAMILY RESIDENTIAL	22.23	82.5%
TRACTS A & B	OPEN SPACE	0.06	0.2%
TRACTS C & D	ADJOINING PROPERTY USE	0.10	0.4%
TRACTS E & F	SHARED DRIVENAYS	0.09	0.3%
DEDICATED ROADS	PUBLIC RIGHT-OF-WAY	4.47	16.8%
		26.95	100%



**NOTES**

Letter of agreement between Public Service Co. and Riverview Estates LLC is recorded in Book 4274 at Page 697.

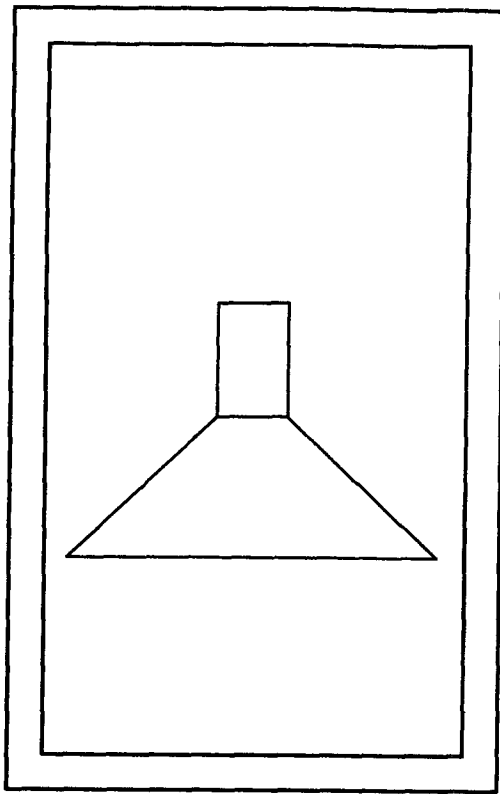
Tracts C and D are not to be used by owners of adjoining Lots 3, 4, 6 and 7 in Block Three for vehicle parking.

Certain angle points on the north boundary fall over the southerly top of bank of the Colorado River and can not be monumented.

**BASIS OF BEARING STATEMENT:** Bearings are based on grid north of the Mesa County Local Coordinate System, determined by Global Positioning System observations on the Mesa County Survey Marker #504-1 at the southwest corner of government Lot 3 of Section 29, and the aluminum cap stamped "D H Surveys Inc. P.L.S. 24306" at the southeast corner of said government Lot 3. The measured bearing is N89°49'58"E.

**NOTE:** According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of this certification/statement shown hereon.


- FOUR
- SET "D" H
- SET "D" H WITH
- SET "STA"
- G.V. LOC
- ALL ARE
- H.C
- SO. I
- NAV



DECORATIVE  
LIGHT DETAIL TO  
BE ON EACH PILLAR

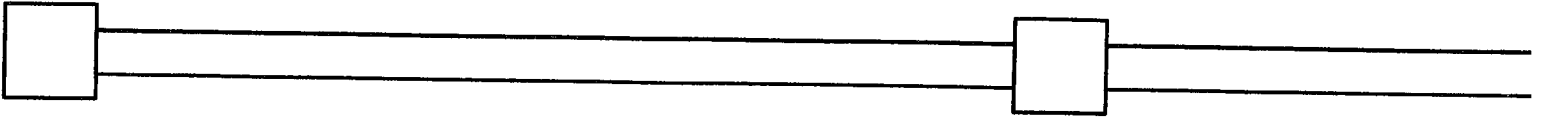
Lighting

- ① MUST BE Full cut OFF fixture
- ② DOWNCAST Lighting

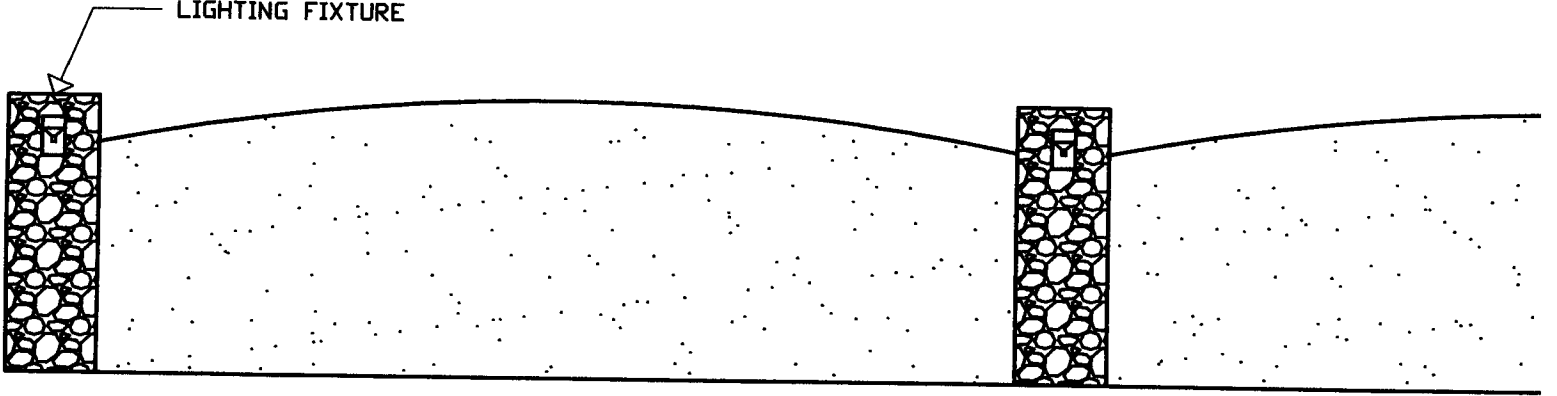
Approved by 

OCT 26, 2007

TOP VIEW



LIGHTING FIXTURE



Stucco Fence Detail  
Approved *[Signature]*  
OCT 26, 2007