



Fence Permit

PERMIT # 15158

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

FEE \$10.00

Property Address: 509-507-505-503-501 Swan + open street

Property Tax No: 2945-073-07-003 (004) (008) (009) (010) - 2945-073-00-007

Subdivision: Redland Valley Subdivision

Property Owner: Redland Valley Development Inc.

Owner's Telephone: 970-243-3500

Owner's Address: 300 Main Street #301 G-5 P1501

Contractor's Name: Alpine Fence

Contractor's Telephone: 970-874-3404

Contractor's Address: 778 1400 LN Delta Colorado

Fence Material & Height: #1 Galvalume 6' in Height

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 <u>RSF-4</u> | SETBACKS: Front <u>20'</u> from property line (PL) or |
| SPECIAL CONDITIONS <u>Subdivision perimeter</u> | from center of ROW, whichever is greater. |
| <u>fence</u> | Side <u>0'</u> from PL Rear <u>0'</u> 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.

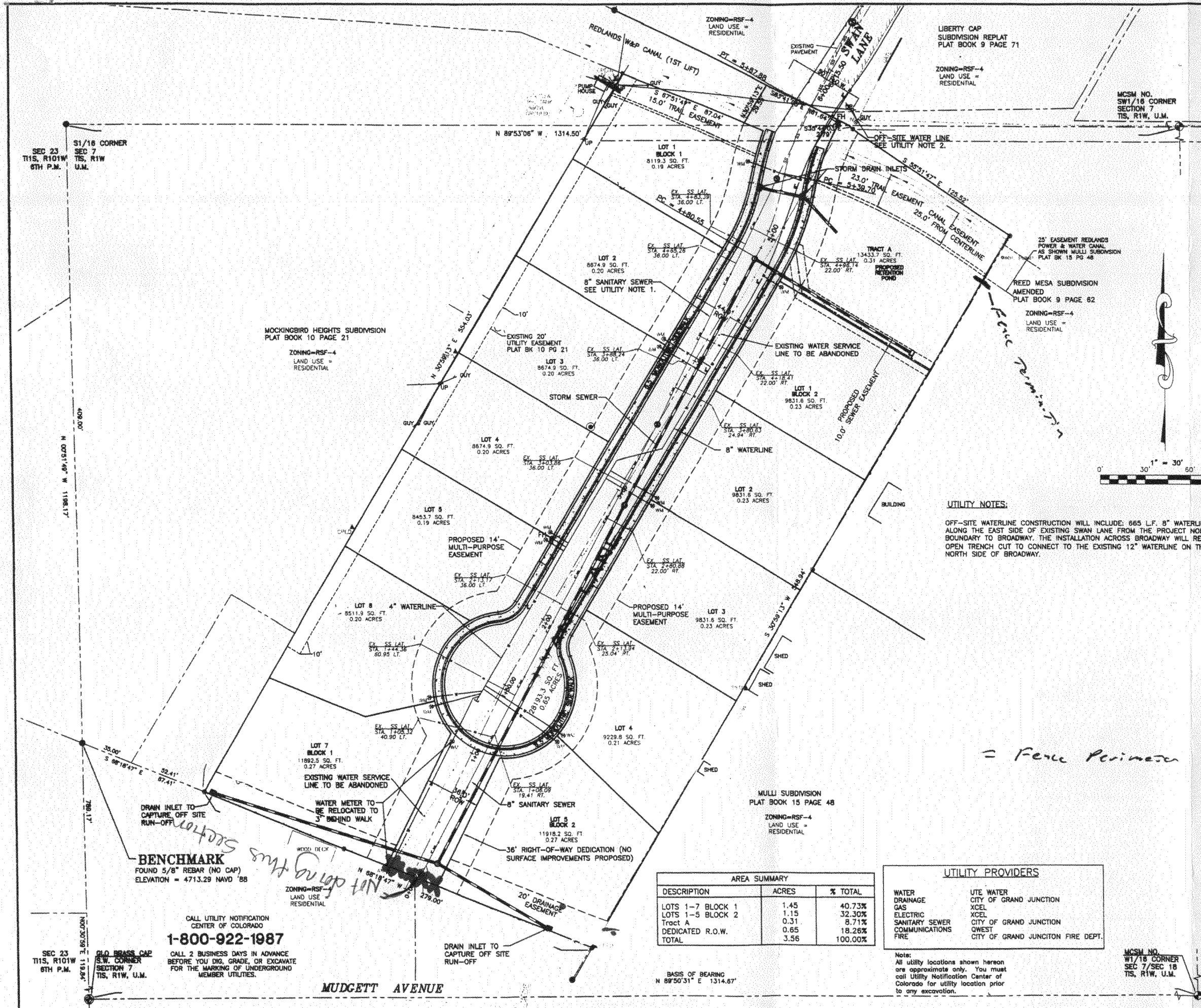
Applicant's Signature [Signature] Date 9/6/07

Community Development's Approval [Signature] Date 4/2/07

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

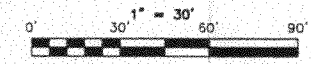
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

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



LEGEND

- GLO BRASS CAP (GOVERNMENT LAND OFFICE)
- MESA COUNTY SURVEY MARKER
- FOUND REBAR (NO CAP)
-
-
-
- FOUND AXLE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY
- WATER METER
- UTILITY POLE
- CLEAN OUT
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- IRRIGATION
- EXISTING COMMUNICATIONS PEDESTAL
- EXISTING OVERHEAD UTILITY LINES
- EXISTING UNDERGROUND WATERLINE
- EXISTING UNDERGROUND COMMUNICATIONS LINE
- EXISTING FENCE LINE
- TREE
- DRAINAGE DIRECTION OF FLOW
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED FIRE HYDRANT
-
-



UTILITY NOTES:

OFF-SITE WATERLINE CONSTRUCTION WILL INCLUDE: 665 L.F. 8" WATERLINE ALONG THE EAST SIDE OF EXISTING SWAN LANE FROM THE PROJECT NORTH BOUNDARY TO BROADWAY. THE INSTALLATION ACROSS BROADWAY WILL REQUIRE OPEN TRENCH CUT TO CONNECT TO THE EXISTING 12" WATERLINE ON THE NORTH SIDE OF BROADWAY.

= Fence Perimeter

| AREA SUMMARY | | |
|------------------|-------------|----------------|
| DESCRIPTION | ACRES | % TOTAL |
| LOTS 1-7 BLOCK 1 | 1.45 | 40.73% |
| LOTS 1-5 BLOCK 2 | 1.15 | 32.30% |
| Tract A | 0.31 | 8.71% |
| DEDICATED R.O.W. | 0.65 | 18.26% |
| TOTAL | 3.56 | 100.00% |

| UTILITY PROVIDERS | |
|-------------------|-----------------------------------|
| WATER | UTE WATER |
| DRAINAGE | CITY OF GRAND JUNCTION |
| GAS | XCEL |
| ELECTRIC | XCEL |
| SANITARY SEWER | CITY OF GRAND JUNCTION |
| COMMUNICATIONS | QWEST |
| FIRE | CITY OF GRAND JUNCTION FIRE DEPT. |

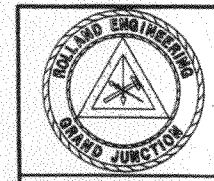
Note:
All utility locations shown hereon are approximate only. You must call Utility Notification Center of Colorado for utility location prior to any excavation.

BENCHMARK
FOUND 5/8" REBAR (NO CAP)
ELEVATION = 4713.29 NAVD '88

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

BASIS OF BEARING
N 89°50'31" E 1314.67'

MCSM NO. W1/18 CORNER SEC 7/SEC 18 T1S, R1W, U.M.



ROLLAND ENGINEERING
405 Ridge Blvd
Grand Jct, CO 81503
(970) 243-8300

| | | | |
|---|------|---------|---------|
| File Name: C:\PROJECTS\4053COMP.DWG | | | |
| REDLANDS VALLEY SUBDIVISION COMPOSITE PLAN | | | |
| Designed | KTS | Checked | TDR |
| Drawn | JLG | Date | 9/25/06 |
| Proj# | 4053 | Sheet | 3 |
| Of | 10 | | |

SEC 23 T1S, R101W 6TH P.M. S1/16 CORNER SEC 7 T1S, R1W U.M.

MOCKINGBIRD HEIGHTS SUBDIVISION PLAT BOOK 10 PAGE 21

LIBERTY CAP SUBDIVISION REPLAT PLAT BOOK 9 PAGE 71

MCSM NO. W1/18 CORNER SECTION 7 T1S, R1W, U.M.

REED MESA SUBDIVISION AMENDED PLAT BOOK 9 PAGE 62

MULLI SUBDIVISION PLAT BOOK 15 PAGE 48

SEC 23 T1S, R101W 6TH P.M. GLO BRASS CAP S.W. CORNER SECTION 7 T1S, R1W, U.M.