

Public Works & Planning Department  
250 North 5th Street  
Grand Junction, CO 81501  
Phone: (970) 244-1430 FAX: (970) 256-4031

Fee \$10.00

Property Address: 453-457 WASHBURN ST.  
Property Tax No: 2943-161-58-003, -002, -001, -004, -005  
Subdivision: DAKOTA WEST SUBDIVISION FILING 3  
Property Owner: 64R WEST LLC.  
Owner's Telephone: 255-8164  
Owner's Address: 474 BISMARCK ST 65 CO 81504  
Contractor's Name: AMERICAN LANDSCAPE  
Contractor's Telephone: 778-1439  
Contractor's Address: 3088 MANDAN  
Fence Material & Height: CEDAR 6FT PRIVACY

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 PLANNING STAFF**

ZONE R-5 SETBACKS: Front \_\_\_\_\_ 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 Public Works & Planning 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 Robert Van der MGR Date 4-15-08

Planning Approval Paul Helmick Date 4/15/08

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: Applicant)

(Pink: Neighborhood Services)

**BASIS OF BEARINGS STATEMENT:**

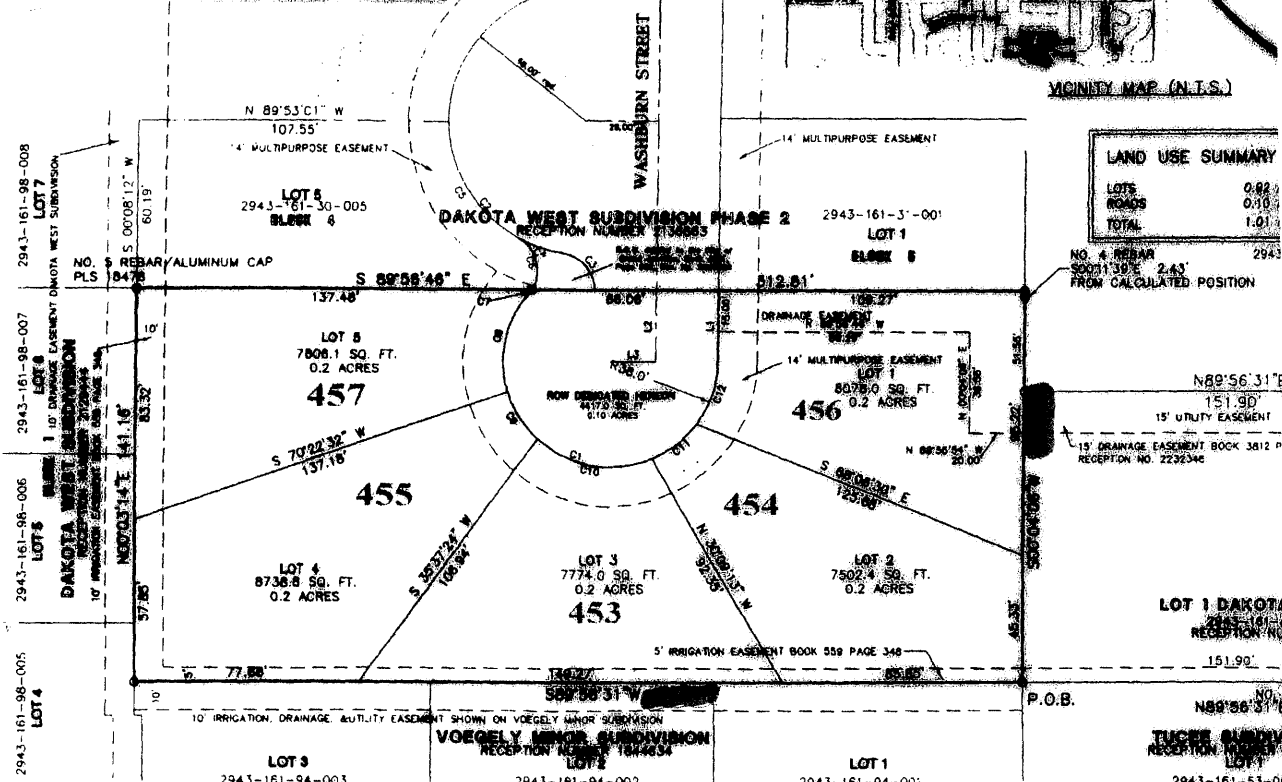
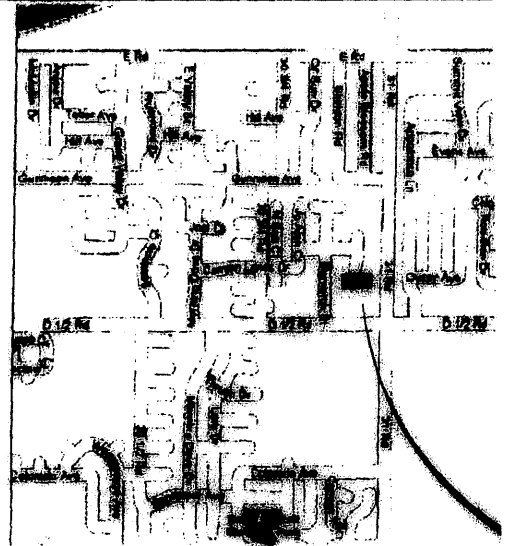
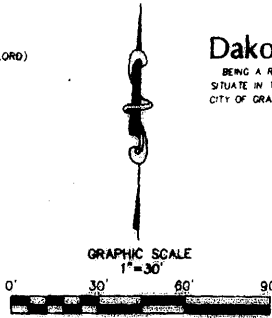
BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE SE1/4 OF THE NE1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN BEARS S00°04'08"W. THIS BEARING IS ASSUMED SO AS TO MATCH SURVEY MARKERS FOUND IN DAKOTA WEST SUBDIVISION PHASE 2, RECORDED AT RECEPTION NO. 2136663 IN PLAT BOOK 19 AT PAGES 375 & 376 AT THE MESA COUNTY CLERK & RECORDER'S OFFICE.

**ABBREVIATIONS USED:**

- A.D.=ANNO DOMINI (IN THE YEAR OF OUR LORD)
- E=EAST
- INC.=INCORPORATED
- MCSM=MESA COUNTY SURVEY MARKER
- N=NORTH
- NE=NORTHEAST
- NO.=NUMBER
- P.O.B.=POINT OF BEGINNING
- P.O.C.=POINT OF COMMENCEMENT
- P.L.S.=PROFESSIONAL LAND SURVEYOR
- R=RANGE
- S=SOUTH
- SE=SOUTHEAST
- SQ. FT.=SQUARE FEET
- T=TOWNSHIP
- W=WEST

**Dakota West Filing Three**

BING A REPLAT OF LOT TWO OF DAKOTA SIMPLE SUBDIVISION SITUATE IN THE SE1/4 NE1/4 SECTION 16, T1S, R1E, UTE MERIDIAN CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



**LAND USE SUMMARY**

LOTS	0.82
ROADS	0.18
TOTAL	1.01

NO. 4 REBAR 500#130' E 2.43' FROM CALCULATED POSITION

N89°56'31" E 151.90' 15' UTILITY EASEMENT

15' DRAINAGE EASEMENT BOOK 3812 P. RECEPTION NO. 223234E

LOT 1 DAKOTA 2136663 RECEPTION NO. 2136663

151.90'

N89°56'31" E

TUCKER BLVD. RECEPTION NO. 2136663

2943-161-53-00'

**NOTICE:** ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS 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 CERTIFICATION SHOWN HEREON.

**FOR CITY USE ONLY**

Assessment Date	Recorded Date	Deed No.
4/8/15	9/05	Grant of Subdiv

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO }  
COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office of \_\_\_\_\_ Clerk of the \_\_\_\_\_ of \_\_\_\_\_ A.D. 2007, and is duly recorded in Book No. \_\_\_\_\_, Page \_\_\_\_\_.

Reception No. 8102 of Drawer No. 11-26 Fee 8.00 + 2.00 CC.

Clerk and Recorder Juanita Rich Christy A. Patten

**SURVEYOR'S CERTIFICATE**

I, Vincent A. Patten, do hereby certify that I am a duly Licensed Professional Land Surveyor in the State of Colorado and I am duly registered in Book No. \_\_\_\_\_, Page \_\_\_\_\_ of the State of Colorado.

Vincent A. Patten, P.L.S. No. 1000  
Independent Survey, Inc.

**LEGEND**

- FOUND MONUMENT AS DESCRIBED
- ◆ FOUND MESA COUNTY SURVEY MARKER
- RECOVERED INDEPENDENT SURVEY MARKER NO. 6 REBAR/CAP L.S. 33850 EXTERIOR SET IN CONCRETE

NOTE: ALL LOT CORNERS TO BE SET PRIOR TO SALE OF LOTS

NOTE: ALL DISTANCES ARE U.S. SURVEY FEET.

**TITLE CERTIFICATION**

State of Colorado  
County of Mesa

We, United Title Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the herein described property, that we find the title to the property is vested to G & R West LLC, a Colorado Limited Liability Company, that the current taxes have been paid, that all mortgages not satisfied or released or records not otherwise terminated by law are shown hereon and that there are no other encumbrances of record, that all easements, reservations and rights of way of record are shown hereon.

Date: 10-12-2007

By: [Signature] Title Production Manager  
Name: [Name]  
United Title Company