

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: 3059 Joel Ct
 Property Tax No: 2943-1161-12-008
 Subdivision: Cimarron East Lot # BK 2
 Property Owner: Tara Hughes
 Owner's Telephone: (970) 523-7846
 Owner's Address: # Same
 Contractor's Name: Valleywide Fence
 Contractor's Telephone: (970) 523-2150
 Contractor's Address: 2105 E Main St
 Fence Material & Height: 6' Vinyl + 6' Chainlink

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 PD SETBACKS: Front 20 from property line (PL) or
 SPECIAL CONDITIONS note 10' irrigation drainage & utility easement at rear of property - may need to call for locate prior to digging & fence may need to be removed at owner expense for utility access/maintenance _____ 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). Copy of plat given to contractor

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 [Signature] Date 3-26-09
 Planning Approval C McKee Date 3/26/09
 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)

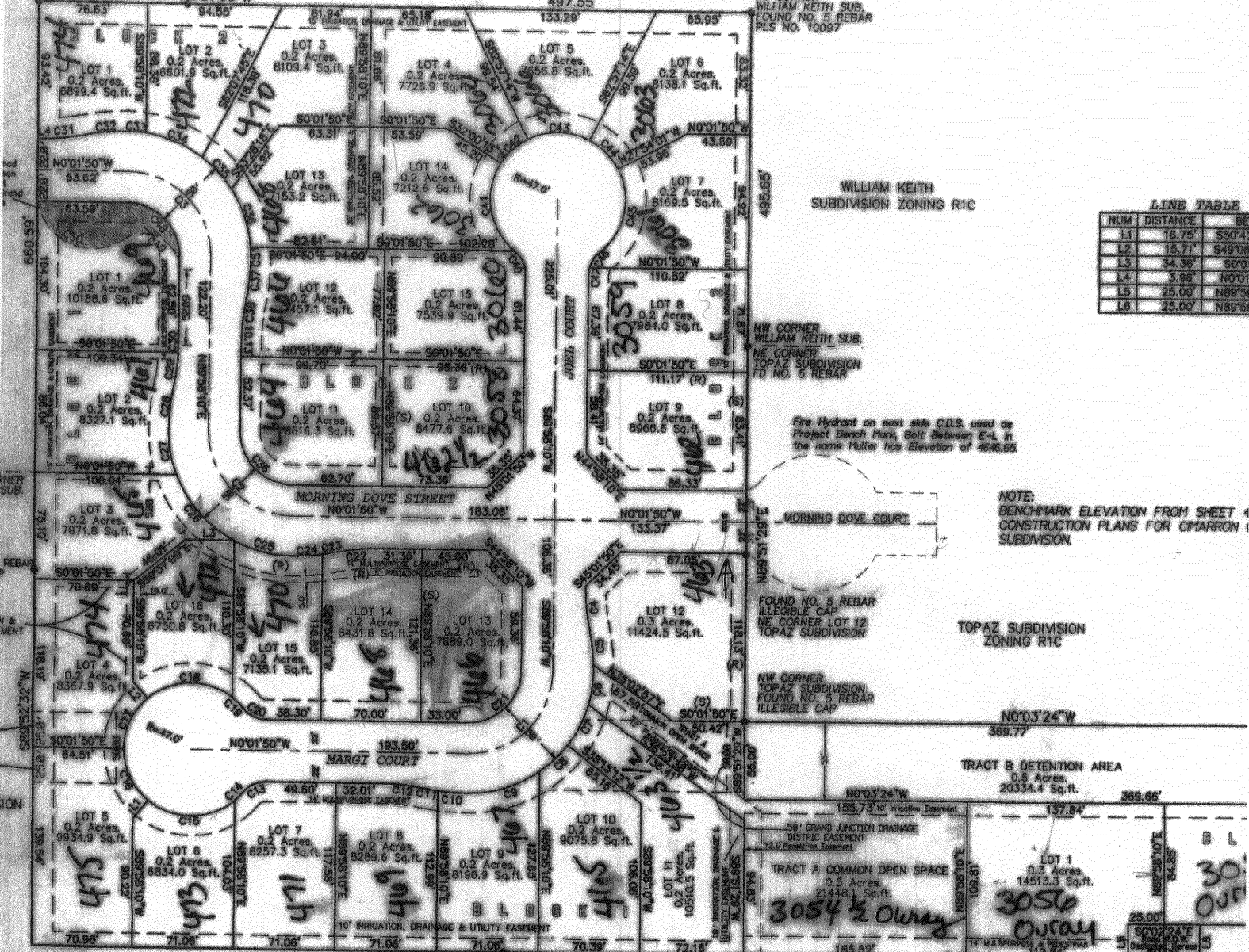
(Pink: Neighborhood Services)

ORCHARD VIEW SUBDIVISION
ZONING R1C

NW CORNER
ORCHARD VIEW SUB.
FOUND NO. 5 REBAR

FOUND NO. 5 REBAR
N0°01'08"W

NE CORNER
WILLIAM KEITH SUB.
FOUND NO. 5 REBAR
P.L.S. NO. 10087



LINE TABLE

NUM	DISTANCE	BE
L1	16.75'	S50°47'
L2	15.71'	S49°06'
L3	34.39'	S0°0'
L4	3.98'	N0°0'
L5	25.00'	N89°3'
L6	25.00'	N89°6'

Fire Hydrant on east side CDS, used as Project Benchmark. Mark Bolt between C-L. It the corner Muller has Elevation of 4646.65.

NOTE:
BENCHMARK ELEVATION FROM SHEET 4
CONSTRUCTION PLANS FOR CARRON 1
SUBDIVISION.

TOPAZ SUBDIVISION
ZONING R1C

TRACT B DETENTION AREA
0.5 Acres
20334.4 Sq.ft.

TRACT A COMMON OPEN SPACE
0.5 Acres
21448.1 Sq.ft.

CHEROKEE VILLAGE SUBDIVISION

ZONED PR3.3

LEGEND:

- ◆ MESA COUNTY SURVEY MONUMENT
- + LOT CORNERS TO BE SET WITH #5 REBAR AND CAP, PRIOR TO SALE OF ANY LOT. SET NO. 5 REBAR W/CAP L.S. NO. 33660 AT EXTERIOR CORNERS, IN CONCRETE
- * FOUND NO. 5 REBAR AS DESCRIBED
- (S) DESIGNATES SIDE YARD
- (R) DESIGNATES REAR YARD

AREA SUMMARY

ROADS	1.76 ACRES	17%
TRACTS & OPEN SPACE	1.49 ACRES	14%
LOTS	7.40 ACRES	69%
TOTAL AREA	10.66 ACRES	100%

SETBACK SUMMARY

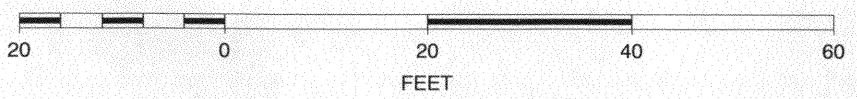
Front Yard	- 20'
Side Yard principle	- 5'
Side Yard accessory	- 3'
Rear Yard principle	- 25'
Rear Yard accessory	- 10'



IF ANY LEGAL ACTION BE TAKEN AFTER YOU FIRST FOR ANY REASON ANY OTHER CLAIM FROM THE STATE OF



SCALE 1 : 225



ORCHARD VIEW SUBDIVISION
ZONING R1C

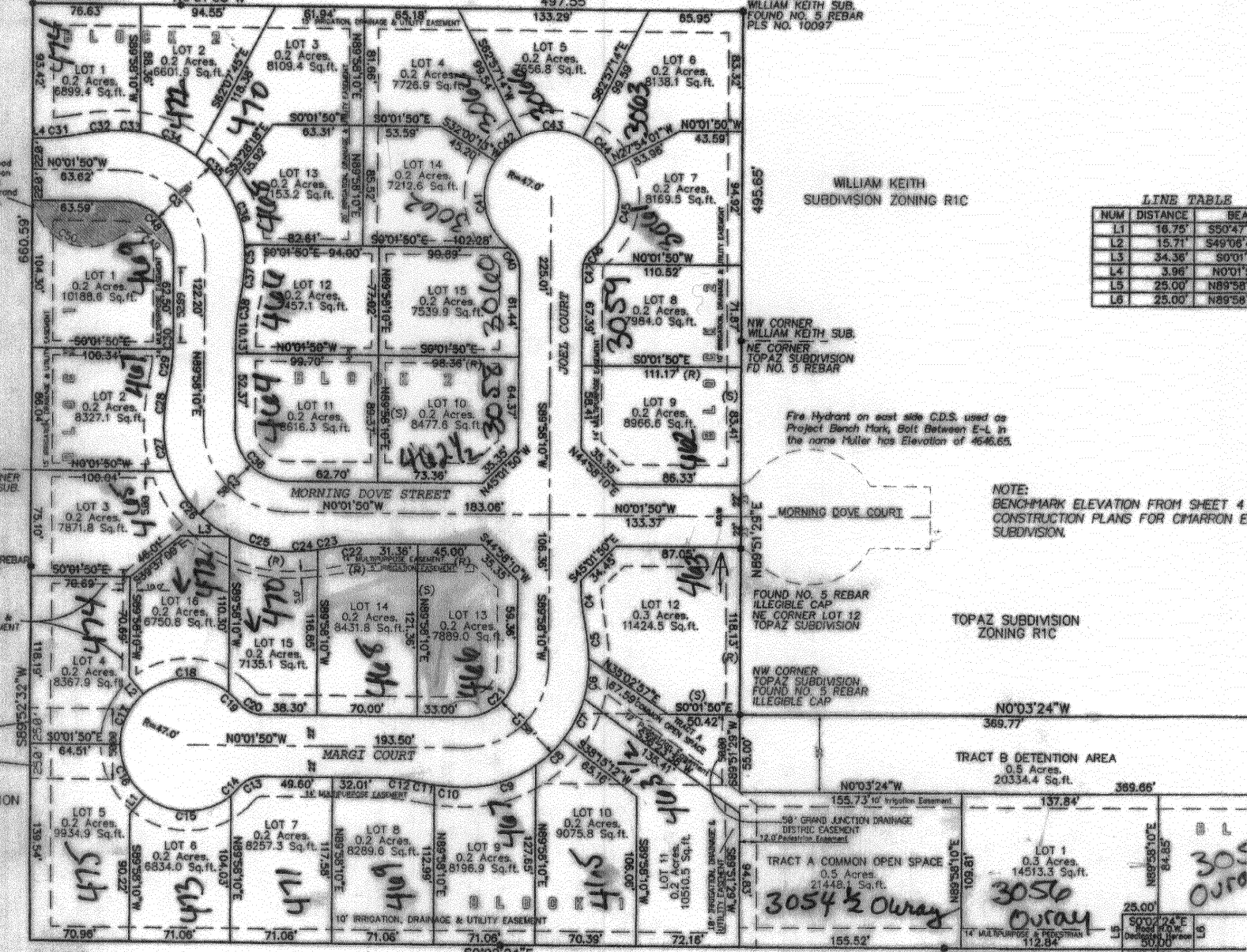
NW CORNER
ORCHARD VIEW SUB.
FOUND NO. 5 REBAR

FOUND NO. 5 REBAR

N0°01'08"W

497.55'

NE CORNER
WILLIAM KEITH SUB.
FOUND NO. 5 REBAR
PLS NO. 10097



WILLIAM KEITH
SUBDIVISION ZONING R1C

LINE TABLE

NUM	DISTANCE	BEAR
L1	16.76'	S50°47'
L2	15.71'	S49°06'
L3	34.36'	S0°01'
L4	3.96'	N0°01'
L5	25.00'	N89°58'
L6	25.00'	N89°58'

Fire Hydrant on east side C.D.S. used as
Project Bench Mark, Bolt Between E-L in
the name Miller has Elevation of 4646.65.

NOTE:
BENCHMARK ELEVATION FROM SHEET 4
CONSTRUCTION PLANS FOR CIMARRON E
SUBDIVISION.

TOPAZ SUBDIVISION
ZONING R1C

TRACT B DETENTION AREA
0.5 Acres
20334.4 Sq.ft.

TRACT A COMMON OPEN SPACE
0.5 Acres
21448.1 Sq.ft.

LOT 1
0.3 Acres
14513.3 Sq.ft.

CHEROKEE VILLAGE SUBDIVISION

ZONED PR.3.3

LEGEND:

- ◆ MESA COUNTY SURVEY MONUMENT
- ⊥ LOT CORNERS TO BE SET WITH #5 REBAR AND CAP, PRIOR TO SALE OF ANY LOT. SET NO. 5 REBAR 1/2" CAP LS NO. 33650 AT EXTERIOR CORNERS, IN CONCRETE
- FOUND NO. 5 REBAR AS DESCRIBED
- (S) DESIGNATES SIDE YARD
- (R) DESIGNATES REAR YARD

AREA SUMMARY

ROADS	1.76 ACRES	17%
TRACTS & OPEN SPACE	1.49 ACRES	14%
LOTS	7.48 ACRES	69%
TOTAL AREA	10.66 ACRES	100%

SETBACK SUMMARY

Front Yard	- 20'
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Rear Yard principle	- 25'
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IF ANY LEGAL ACTION BEGINS
EARLY AFTER YOU FIRST
BUY, PLEASE JOIN ANY OTHER
BUYERS FROM THE DATE OF