

Fence Permit

PERMIT # N^o 16240

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: 2695 MALIBU DR.
 Property Tax No: 2701-264-12-011
 Subdivision: PARADISE HILLS
 Property Owner: ERIC HAHN
 Owner's Telephone: 257-9521 OR 778-7332
 Owner's Address: 2695 MALIBU DR.
 Contractor's Name: —
 Contractor's Telephone: _____
 Contractor's Address: _____
 Fence Material & Height: 6' CEDAR 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 <u>R-4</u>	SETBACKS: Front <u>20</u> from property line (PL) or _____ from center of ROW, whichever is greater.
SPECIAL CONDITIONS <u>None</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 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 6/4/10
 Planning Approval [Signature] Date 6/4/10
 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)

2695 Malibu Dr.



SCALE 1 : 360



REPLAT OF: LOT 10 BLOCK 8; LOT 18 BLOCK 6 AND BAHAMAS WAY OF PARADISE HILLS FILING NO. THREE AND LOTS 11,12,16, 17,18 BLOCK 15; LOT 1 BLOCK 20; LOT 1 BLOCK 19; LOTS 1,2 BLOCK 18; LOTS 1,2 BLOCK 17; LOT 1 BLOCK 16; LOTS 1,9 BLOCK 13; LOTS 1,21 BLOCK 12; LOT 1 BLOCK 10 AND 27 ROAD OF PARADISE HILLS FILING FOUR

DEDICATION

AND ALL HERE BY THESE PRESENTS:

That the undersigned are the Owners of that real property which is shown on the accompanying plat, and being a part of "Paradise Hills Filing No. Three" and "Paradise Hills Filing No. Four", subdivisions of record in the County of Mesa, State of Colorado, said real property lying in the Southeast Quarter (SE 1/4) of Section 26, Township 1 North, Range 1 West, of the 6th Meridian being more particularly described as follows:

Commencing at the Southeast corner (SE Cor) of said Section 26, and considering the South line of the said Southeast Quarter (SE 1/4) of Section 26 to bear North 90°00'00" West with all bearings contained herein being relative thereto; thence North 00°01'39" East along the East line of the said Southeast Quarter (SE 1/4) of Section 26, 840.80 feet to a point on the South boundary of said "Paradise Hills Filing No. Four"; thence along said South boundary these (3) three courses and distances:

North 76°42'00" West, 275.00 feet; North 00°00'00" West, 188.73 feet; North 83°17'58" West 263.17 feet to the True Point of Beginning; thence continuing North 03°17'58" West 81.92 feet; Thence South 85°28'49" West 110.62 feet to the Southwest Corner (SW Cor) of Lot 18, block 6 of said "Paradise Hills Filing No. Three"; Thence North 00°58'43" East 135.00 feet; thence North 27°03'00" East 60.14 feet to the Southwest Corner (SW Cor) of Lot 10, Block 8 of said "Paradise Hills Filing No. Three"; thence North 12°26'49" East 132.85 feet; Thence South 69°42'46" East 10.00 feet to the Southwest Corner (SW Cor) of Lot 1, block 10 of said "Paradise Hills Filing No. Four"; Thence North 20°17'14" East 761.99 feet; Thence South 69°42'46" East 80.00 feet; thence along the arc of a curve to the left whose radius is 20.00 feet and whose long chord bears North 00°17'14" East 20.00 feet; thence along the arc of a curve to the left whose radius is 208.65 feet and whose long chord bears North 13°34'57" East 200.66 feet; thence North 07°34'57" East 200.66 feet; Thence North 82°25'03" West 110.00 feet; thence North 07°34'57" East 270.91 feet to the northwest corner (NW Cor) of Lot 1, Block 20 of said "Paradise Hills Filing No. Four"; Thence South 09°17'33" East along the north boundary of said "Paradise Hills Filing No. Four" 400.00 feet; thence South 07°11'13" East 220.00 feet; Thence North 06°14'09" West 135.00 feet; Thence South 07°20'20" West 100.00 feet; thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears South 76°42'00" West 21.00 feet; thence South 07°34'57" West 50.00 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears South 14°38'08" East 33.08 feet; Thence South 14°38'08" East 246.45 feet to the Southeast corner (SE Cor) of Lot 11, Block 15 of said "Paradise Hills Filing No. Four"; Thence South 03°35'17" West 20.00 feet to the northeast corner (NE Cor) of Lot 9, block 13 of said "Paradise Hills Filing No. Four"; Thence South 20°17'14" West 117.00 feet; thence North 69°42'46" West 20.00 feet; Thence South 20°17'14" West 594.49 feet; Thence North 09°42'46" West 100.00 feet; thence South 20°17'14" West 82.49 feet; Thence along the arc of a curve to the left whose radius is 360.00 feet and whose long chord bears South 07°30'19" West 181.04 feet to the True Point of Beginning, containing 10.222 Acres more or less.

That said Owners do hereby dedicate and set apart all streets and public sites as shown on the accompanying plat to the public forever and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of such utilities, but not limited to telephone and electric lines, poles and cables, storm and sanitary sewer mains, water mains, gas pipe lines, and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits.

That all expense of installation of utilities or ditches referred to above, for grading or landscaping and for street graveling or improvements shall be financed by the seller or purchaser - not the County of Mesa.

In WITNESS WHEREOF, said Owners have caused their names to be hereunto subscribed this 7th day of December, A.D., 1977.

Robert R. Forester, Owner Lot 18, block 6, Paradise Hills Filing No. Three
Karla G. Forester, Owner Lot 10, block 8, Paradise Hills Filing No. Three
Frederick J. Kuegel, Owner Lot 1, block 10, Paradise Hills Filing No. Three
John A. Kuegel, Owner Lot 1, block 20, Paradise Hills Filing No. Three

Lari Vostatek, President Vostatek Construction and Design Service Inc. Owners Lot 1, block 12, Paradise Hills Filing No. Four

Pat Simone, Secretary Vostatek Construction and Design Service, Inc. Owners Lot 1, block 12, Paradise Hills Filing No. Four

John L. Kirkham, Owner Lot 1, block 17 Paradise Hills Filing No. Four

Jack Pennell, Owner Lot 1, block 17, Paradise Hills Filing No. Four

William F. Newton, Newton Construction, Owners, Lot 1, Block 10 Paradise Hills Filing No. Four

W.R. Gray, President Gray Realty Company Owners balance of Lots

Glenn Brock, Secretary Gray Realty Company Owners balance of Lots

STATE OF COLORADO } ss The foregoing instrument was acknowledged before me this 7th day of December, 1977.
 COUNTY OF MESA } My Commission expires: _____
 Notary Public

STATE OF COLORADO } ss I hereby certify that this instrument was filed in my office at 4:15 o'clock P.M.,
 COUNTY OF MESA } January 31, A.D., 1978, and is duly recorded in plat book 11, page 327.
 Reception No. 112193 \$10.00
 CLERK AND RECORDER'S CERTIFICATE
Carl Sawyer
 CLERK & RECORDER

Approved this 7th day of December, A.D., 1977, County Planning Commission of the County of Mesa, Colorado.
 Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
 Approved this 12th day of December, A.D., 1977, Board of County Commissioners of the County of Mesa, Colorado.
 Chairman

SURVEYOR'S CERTIFICATE
 I, Gordon W. Bruchner, do hereby certify that the accompanying replat has been prepared under my direction, and accurately represents a field survey of same.
Gordon W. Bruchner
 Registered Land Surveyor
 Colo. Reg. No. 3673

Bill Gorman
 Mesa County Road Department
 Date: 11-29-77

REPLAT-PARADISE HILLS FILING THREE
 REPLAT-PARADISE HILLS FILING FOUR
 PREPARED BY
NELSON HALEY PATTERSON & QUIRK INC.
 ENGINEERING CONSULTANTS
 GRAND JUNCTION, COLORADO APRIL, 1977

