

Fence Permit

PERMIT # N^o 15188

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: "TRACT E" - Filing NO. ONE - AREA - COMMON DOG PARK
Property Tax No: _____
Subdivision: SPYGLASS RIDGE
Property Owner: SPYGLASS RIDGE HOMEOWNERS ASSOCIATION, INC.
Owner's Telephone: 970 - 424 - 5600
Owner's Address: 2694 LOOKOUT LANE GRAND JUNCTION, CO 81503
Contractor's Name: CLARK & CO., INC
Contractor's Telephone: (970) 241 - 5317
Contractor's Address: 3017 HWY #50, GRAND JUNCTION, CO
Fence Material & Height: 4" X 4" SQUARE WIRE FENCING, 4" X 4" POSTS @ 8 FT O.C. W/ 2X4 CAP

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 _____ SETBACKS: Front _____ from property line (PL) or
SPECIAL CONDITIONS None _____ 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 [Signature] Date 4/12/08

Planning Approval [Signature] Date 4/18/08

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)

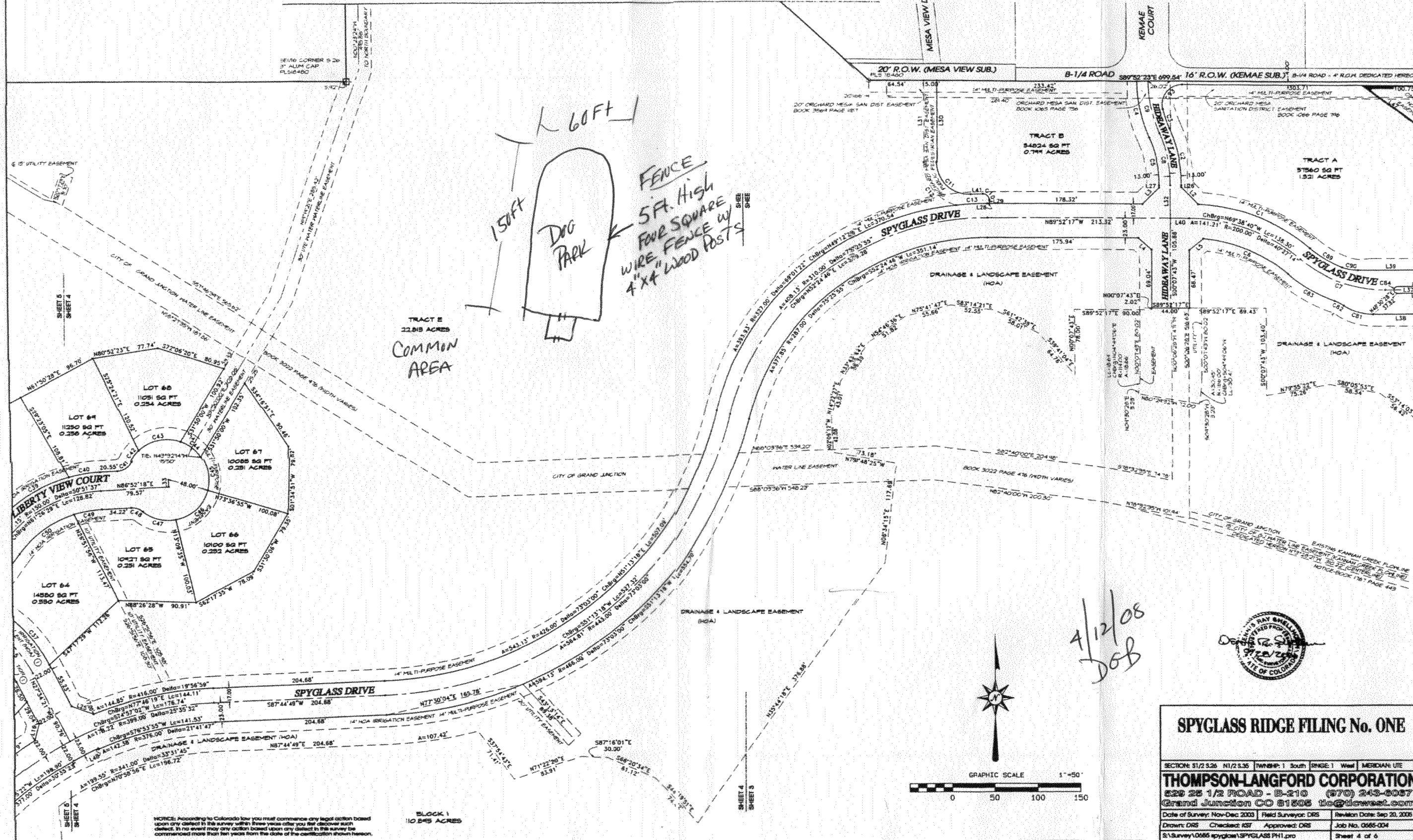
(White: Planning)

(Yellow: Applicant)

(Pink: Neighborhood Services)

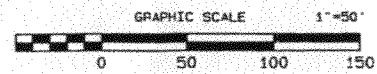
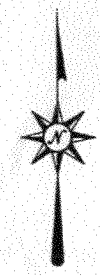
SPYGLASS RIDGE FILING No. ONE

SEE SHEET 2 FOR REMAINDER OF TRACT E



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. If no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

BLOCK 1
110,845 ACRES



4/12/08
DOB



SPYGLASS RIDGE FILING No. ONE

SECTION: S1/2 S26	T1/2 S35	TWNSHIP: 1 South	RANGE: 1 West	MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION				
529 25 1/2 ROAD - B-210 (970) 243-8087				
Grand Junction CO 81505 tie@tlwest.com				
Date of Survey: Nov-Dec 2003	Field Surveyor: DRS	Revision Date: Sep 20, 2006		
Drawn: DRS	Checked: KSF	Approved: DRS	Job No. 0585-004	
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