

FEE \$10.00

PERMIT # 10860

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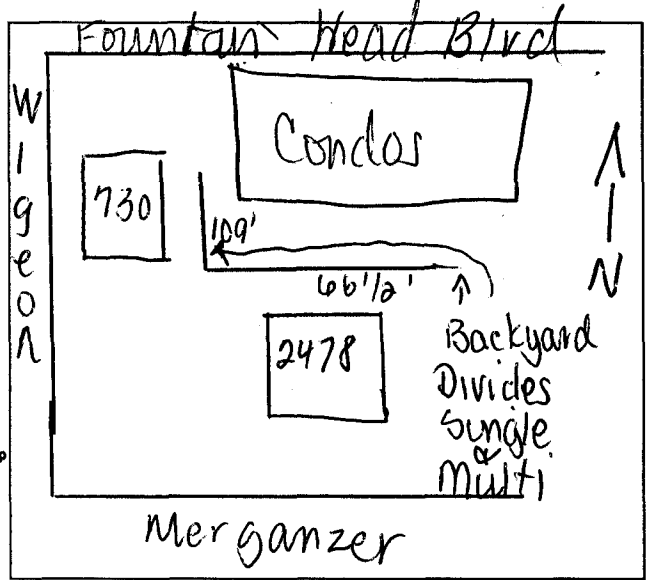


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 2485 Fountainhead Blvd
TAX SCHEDULE NO:
PROPERTY OWNER:
OWNER'S PHONE:
OWNER'S ADDRESS:
CONTRACTOR: JES Fence Co., Inc
CONTRACTOR'S PHONE: 243-2723
CONTRACTOR'S ADDRESS: 2886 I-70 Businessway
FENCE MATERIAL: Vinyl - Solid Privacy
FENCE HEIGHT: 6'

PLOT PLAN



Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, & fence height(s).

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE: PD - FENCE IS ALONG
SPECIAL CONDITIONS: VIEW P/L OF LOTS
3-11, BLOCK 2, FB FLNB 2
SETBACKS: Front, Side, Rear from property line (PL) or center of ROW, whichever is greater.

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 5-5-5B 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.

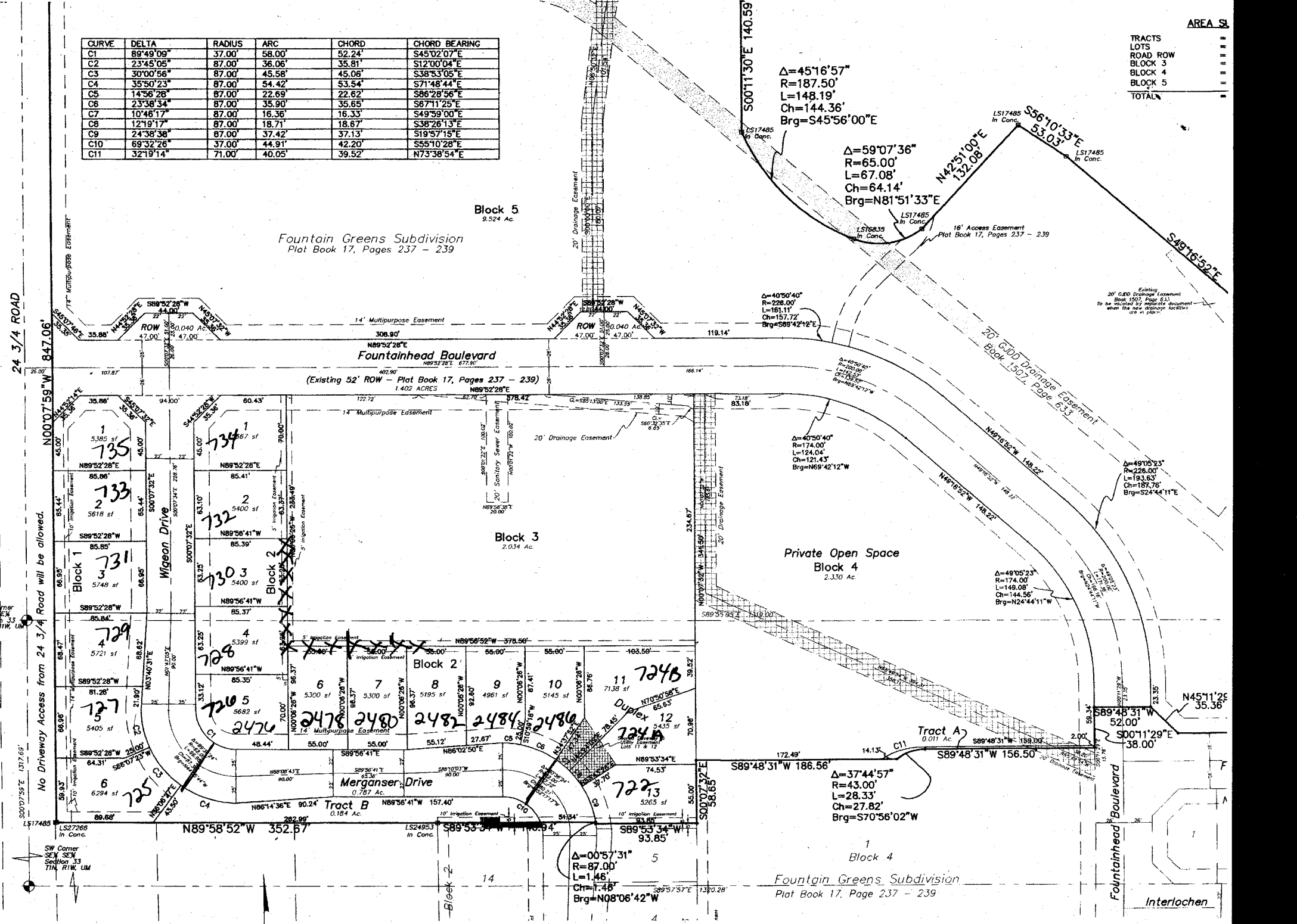
Applicant's Signature: Dolis Downey
Community Development's Approval: Bill [Signature]
City Engineer's Approval (if required): N/A
Date: 6-17-02

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	89°49'09"	37.00'	58.00'	52.24'	S45°02'07"E
C2	23°45'05"	87.00'	36.06'	35.81'	S12°00'04"E
C3	30°00'56"	87.00'	45.58'	45.06'	S38°53'05"E
C4	35°50'23"	87.00'	54.42'	53.54'	S71°48'44"E
C5	14°56'28"	87.00'	22.69'	22.62'	S86°28'56"E
C6	23°38'34"	87.00'	35.90'	35.65'	S67°11'25"E
C7	10°46'17"	87.00'	16.36'	16.33'	S49°59'00"E
C8	12°19'17"	87.00'	18.71'	18.67'	S38°26'13"E
C9	24°38'38"	87.00'	37.42'	37.13'	S19°57'15"E
C10	69°32'26"	37.00'	44.91'	42.20'	S55°10'28"E
C11	32°19'14"	71.00'	40.05'	39.52'	N73°38'54"E

AREA S

TRACTS	LOTS	ROAD ROW	BLOCK 3	BLOCK 4	BLOCK 5	TOTAL
=====	=====	=====	=====	=====	=====	=====



Block 5  
9.524 Ac.

Fountain Greens Subdivision  
Plat Book 17, Pages 237 - 239

Fountainhead Boulevard

(Existing 52' ROW - Plat Book 17, Pages 237 - 239)  
1.402 ACRES

Block 3  
2.034 Ac.

Private Open Space  
Block 4  
2.330 Ac.

Merganser Drive

Block 4  
Fountain Greens Subdivision  
Plat Book 17, Page 237 - 239

LEGEND

24 3/4 ROAD

No Driveway Access from 24 3/4 Road will be allowed.

W Corner 3/4 SECTION 33 IN. R/W. UM

SW Corner 3/4 SECTION 33 IN. R/W. UM



Existing 20' C&D Drainage Easement Book 1507, Page 611. To be located by separate document when the new drainage location is in plan.

Fountainhead Boulevard

Interlachen

$\Delta=45^{\circ}16'57''$   
 $R=187.50'$   
 $L=148.19'$   
 $Ch=144.36'$   
 $Brg=S45^{\circ}56'00''E$

$\Delta=59^{\circ}07'36''$   
 $R=65.00'$   
 $L=67.08'$   
 $Ch=64.14'$   
 $Brg=N81^{\circ}51'33''E$

$\Delta=40^{\circ}50'40''$   
 $R=226.00'$   
 $L=161.11'$   
 $Ch=157.72'$   
 $Brg=S89^{\circ}42'12''E$

$\Delta=40^{\circ}50'40''$   
 $R=174.00'$   
 $L=124.04'$   
 $Ch=121.43'$   
 $Brg=N69^{\circ}42'12''W$

$\Delta=49^{\circ}05'23''$   
 $R=228.00'$   
 $L=193.63'$   
 $Ch=187.76'$   
 $Brg=S24^{\circ}44'11''E$

$\Delta=49^{\circ}05'23''$   
 $R=174.00'$   
 $L=149.08'$   
 $Ch=144.56'$   
 $Brg=N24^{\circ}44'11''W$

$\Delta=37^{\circ}44'57''$   
 $R=43.00'$   
 $L=28.33'$   
 $Ch=27.82'$   
 $Brg=S70^{\circ}56'02''W$

$\Delta=00^{\circ}57'31''$   
 $R=87.00'$   
 $L=1.46'$   
 $Ch=1.46'$   
 $Brg=N08^{\circ}06'42''W$