

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: 480 28 1/4 Rd

Property Tax No: 2943-182-09-002

Subdivision: James Park Trailer Park

Property Owner: Fifth Street Park LLP

Owner's Telephone: \_\_\_\_\_

Owner's Address: 893 20 Rd Fruita, CO 81521-9306

Contractor's Name: \_\_\_\_\_

Contractor's Telephone: \_\_\_\_\_

Contractor's Address: \_\_\_\_\_

Fence Material & Height: \_\_\_\_\_

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>PD</u>	SETBACKS: Front _____ from property line (PL) or
SPECIAL CONDITIONS <u>Fences may not exceed 6' in height</u>	_____ from center of ROW, whichever is greater.
<u>Fences shall not inhibit line of sight for vehicles</u>	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 5-10-10

Planning Approval [Signature] Date 3-23-10

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)

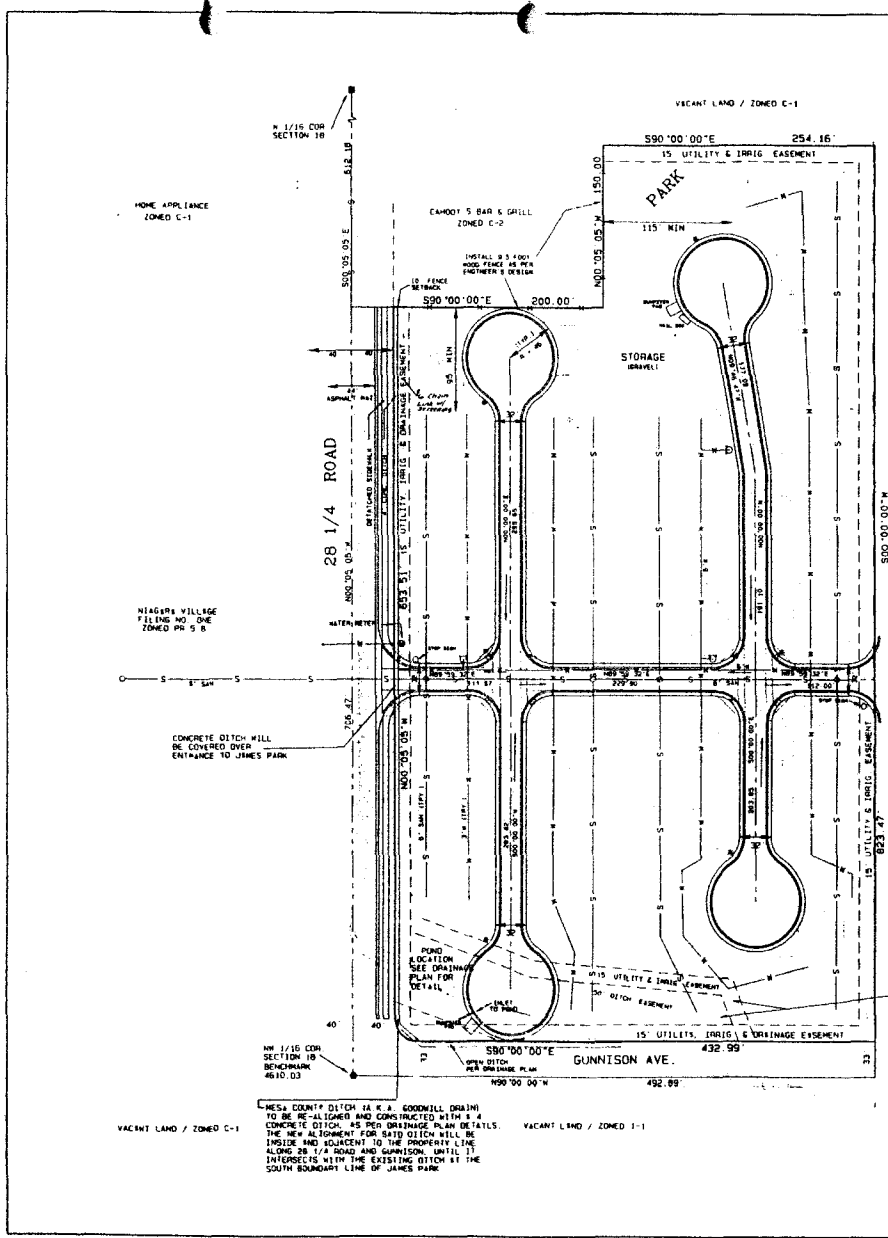
(Yellow: Applicant)

(Pink: Neighborhood Services)

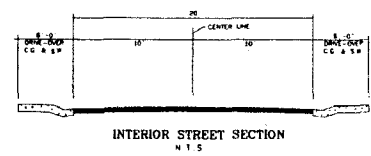
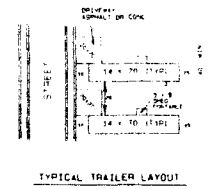
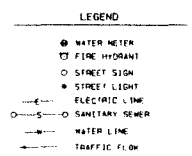
# JAMES PARK

## LOT 2, DARWIN SUBDIVISION

### SITE PLAN



- NOTES**
1. This property is under private ownership.
  2. There will be no vehicular access to 28 1/4 Road except from designated street.
  3. All street improvements made within this lot will be privately owned and maintained.
  4. All water, sanitary and irrigation lines installed within this subdivision will be privately owned and maintained.
  - 5.1. Setback measurements for location are as follows:  
 Front setback 18 feet from back of sidewalk  
 Side setback 18 feet between trailers  
 Rear setback 18 feet between ends of trailers  
 Perimeter street setback 15 feet  
 Perimeter non-street setback 12 feet
  - 6.1. All street lighting in full-on-back will be covered.
  - 7.1. Street lights to be installed to meet Public Service Subdivision requirements.



**UTILITY COMPANIES**

PHILIP SERVICE CO.  
 P.U. WATER  
 PRIMA-PAVE SANITATION  
 P.U. ELECTRIFICATION  
 U.S. WEST  
 GRAND VALLEY IRRIGATION  
 GRAND VALLEY TRAILERS, ETC.

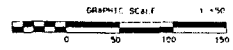
**AREA SUMMARY**

6.2 ACRES IN ONE LOT  
 1.24 ACRES IN PRE-STATE ROAD  
 7.8 ACRES TOTAL

REC 5-1-96  
 CHECKED FROM SURVEYED PLAN  
 APPROVED BY CITY ENGINEER: [Signature]  
 DATE: [Date]

**JAMES PARK**  
**SITE PLAN**  
 D H SURVEYS INC.  
 118 OURAY AVE. - GRAND JUNCTION, CO.  
 (970) 245-8749

DESIGNED BY: M. D.	CHECKED BY: [Signature]	DATE: [Date]
DRAWN BY: [Signature]	SCALE: [Scale]	PROJECT NO.: [Number]



HOME APPLIANCE ZONED C-1

MAGERS VILLAGE FILING NO. ONE ZONED RR 5 B

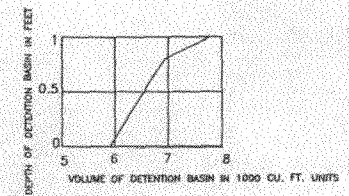
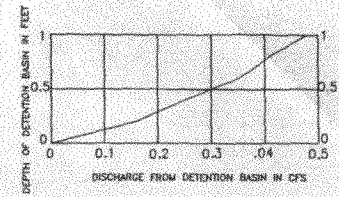
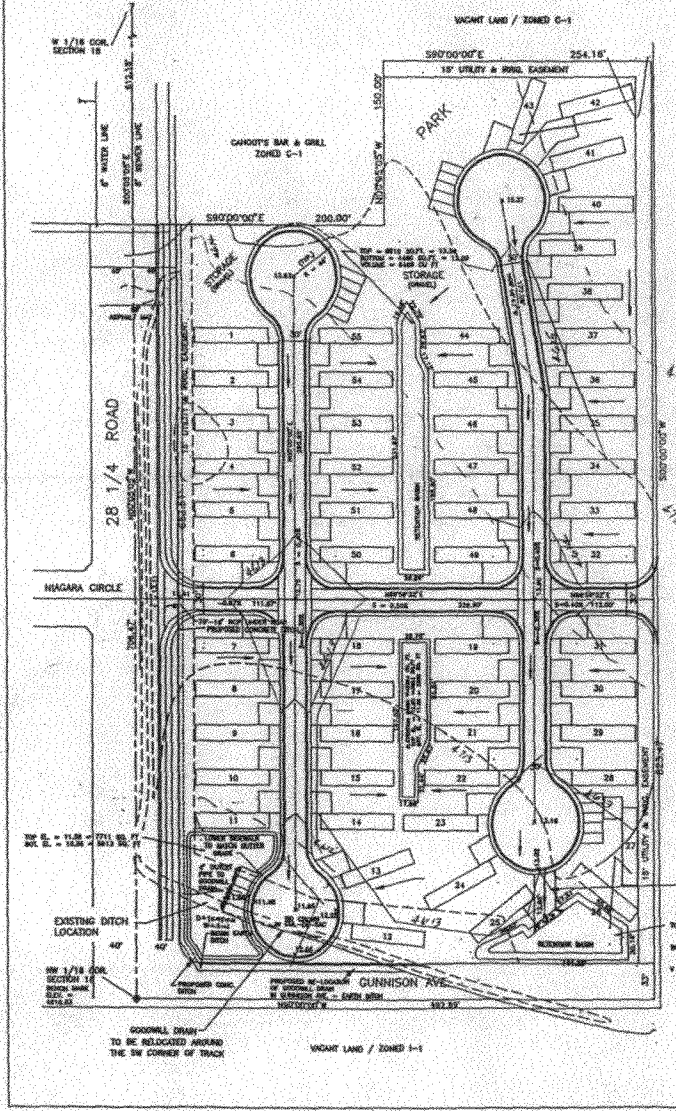
VACANT LAND / ZONED C-1

VACANT LAND / ZONED C-1

50' DITCH EASEMENT AND 15' UTILITY AND IRRIGATION EASEMENT TO BE VACATED BY THE CITY OF GRAND JUNCTION. ORDINANCE # [Number] RECORDED IN BOOK [Number] PAGE [Number]

MESA COUNTY DITCH (A.K.A. GOODWILL DRAIN) TO BE RE-ALIGNED AND CONSTRUCTED WITH 8" x 8" CONCRETE DITCH, AS PER DRAINAGE PLAN DETAILS. THE NEW ALIGNMENT FOR SAID DITCH WILL BE INSIDE AND ADJACENT TO THE PROPERTY LINE ALONG 28 1/4 ROAD AND GUNNISON, UNTIL IT INTERSECTS WITH THE EXISTING DITCH AT THE SOUTH BOUNDARY LINE OF JAMES PARK.

# JAMES PARK GRADING AND DRAINAGE PLAN

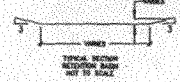
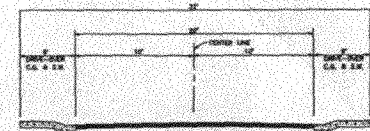
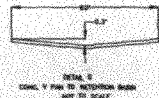


- NOTE
1. THE DETENTION BASINS WILL BE GRADED WITH BLENDERS AND MARKED BY THE PROPERTY OWNER.
  2. SEE STREET PLAN FOR SIGNAL, DRAIN PROFILE AND SCALE.
  3. THE DETENTION BASIN WILL BE GRADED WITH BLENDERS AND MARKED BY THE PROPERTY OWNER.

- 1/16" FROM CENTER
- 1/16" FROM CENTER
- 1/16" FROM CENTER
- 1/16" FROM CENTER
- 1/16" FROM CENTER
- 1/16" FROM CENTER

**AREA SUMMARY**  
 8.30 ACRES BY ONE LOT  
 1.98 ACRES BY PRIVATE ROAD  
 7.89 ACRES TOTAL

BLANK PROPERTY TO SOUTH TO  
 BE RELEASED TO  
 10' UTILITY & 30" EASEMENT  
 10' UTILITY & 30" EASEMENT  
 10' UTILITY & 30" EASEMENT  
 10' UTILITY & 30" EASEMENT



SCALE 1" = 30'

APPROVED BY DEY ENGINEER

REV 5-1-96

**JAMES PARK  
GRADING AND DRAINAGE PLAN**

**WH LIZER AND ASSOCIATES**  
 ENGINEERING CONSULTING AND LAND SURVEYING  
 578 25 ROAD—UNIT 8—GRAND JCT. COLO. 81505

Designed By: WHL	Checked By: WHL	Job No.:
Date: APR, 1993	Date:	Sheet: 1 OF 1

James Park Trailer Park Sheds  
2837 North Ave. Grand Junction Co 81501

Space:

- |                         |                |
|-------------------------|----------------|
| 1 – rear yard           | 49 – rear yard |
| 2 – rear yard           | 50 – rear yard |
| 3 – rear yard           | 51 – rear yard |
| 4 – rear yard           | 52 – rear yard |
| 5 – rear yard           | 54 – rear yard |
| 6 – rear yard           | 55 – rear yard |
| 7 – rear yard           |                |
| 10 – rear yard          |                |
| 11 – rear yard          |                |
| 12 – rear and side yard |                |
| 13 – rear yard          |                |
| 14 - rear yard          |                |
| 15 – rear yard          |                |
| 16 – rear yard          |                |
| 17 – rear yard          |                |
| 18 – rear and side      |                |
| 19 – rear yard          |                |
| 20 – rear yard          |                |
| 22 – rear yard          |                |
| 23 – rear yard          |                |
| 24 – rear yard          |                |
| 26 – rear yard          |                |
| 27 – front yard         |                |
| 28 – side yard          |                |
| 29 – side yard x 2      |                |
| 30 – side yard          |                |
| 32 – rear yard          |                |
| 33 – rear yard          |                |
| 34 – side yard          |                |
| 35 – rear yard          |                |
| 36 – rear yard          |                |
| 38 – rear yard          |                |
| 39 – rear yard x 2      |                |
| 40 – rear yard          |                |
| 41 – rear yard          |                |
| 42 – rear yard          |                |
| 43 – rear yard          |                |
| 44 – rear yard          |                |
| 45 – rear yard          |                |
| 46 – rear yard          |                |
| 47 – rear yard          |                |
| 48 – rear yard          |                |

*Sheds along  
perimeter of  
property don't  
meet code*



James Park Trailer Park Fences  
480 28 ¼ Rd. Grand Junction Co 81501

Space - 4 - 4' wooden front

12 - 6' wooden front, side, rear

13 - 2' wooden front and 6' wooden rear

21 - 6' wooden front

22 - 4' wooden front and 6' wooden rear

36 - 6' wooden rear

47 - 6' wooden rear

50 - 6' wooden rear

Fence permit  
~~and~~ can be  
issued

