

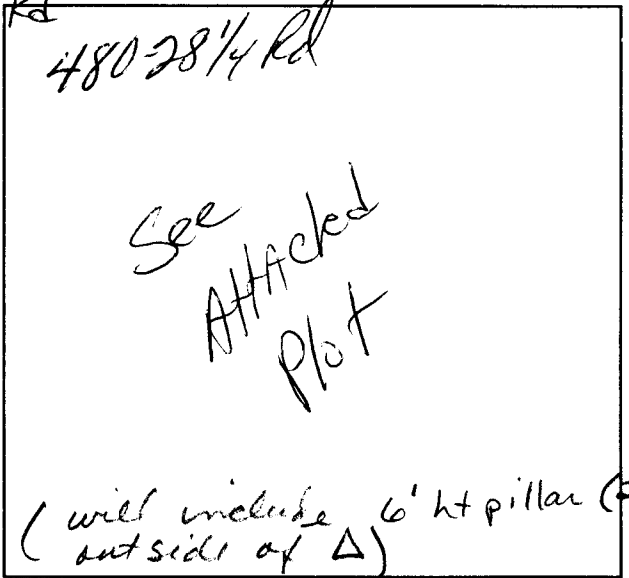
FEE \$5.00 10.00

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS NIAGARA VILLAGE 28 1/4 Rd
TAX SCHEDULE NO 2943-182-00-053
PROPERTY OWNER Waterloo Nevada Ltd.
OWNER'S PHONE _____
OWNER'S ADDRESS _____
CONTRACTOR J & S FENCE
CONTRACTOR'S PHONE 970-243-2723
FENCE MATERIAL Cedar
FENCE HEIGHT 72" - 30" solid in sight triangle.

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 PR 5.8
SPECIAL CONDITIONS _____

SETBACKS: Front _____ from property line (PL) or _____ 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 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 Howard Tan Date 6/10/96

Community Development's Approval Ponnie Edwards Date 6-10-96

X City Engineer's Approval (if required) J.K. Sec. 5-3-2 - Sight Distance Requirements Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Community Development) (Yellow: Code Enforcement) (Pink: Customer)

S 89°59'51" E 705.48'

S 00°22'41" E 46.23'

N 00°08'59" W 677.41'

owner: Waterloo Nevada Ltd.

G.L.O. LOT 1

FOUND REBAR NO CAP

S 89°53'24" E 240.70'

N 00°21'16" W 67.58'

N 13°07'52" E 81.06'

N 89°57'30" E 23.66'

50' RADIUS TEMPORARY TURNAROUND EASEMENT TO BE EXTINGUISHED UPON PLATING OF FUTURE STREET.

N 89°57'30" E 46.06'

N 00°02'30" W 147.40'

N 00°02'30" W 263.80'

N 89°55'30" E 28.19'

S 00°02'30" E 119.64'

N 89°59'31" W 945.39'

CITY OF GRAND JUNCTION 33' R.O.W. BOOK 1544, PAGE 757 BOOK 1547, PAGE 421

NO LOT ACCESS

Block One

NIAGARA CIRCLE NORTH

NIAGARA CIRCLE EAST

NIAGARA CIRCLE

Block Three

NIAGARA CIRCLE SOUTH

Block Two

6' solid

30' solid

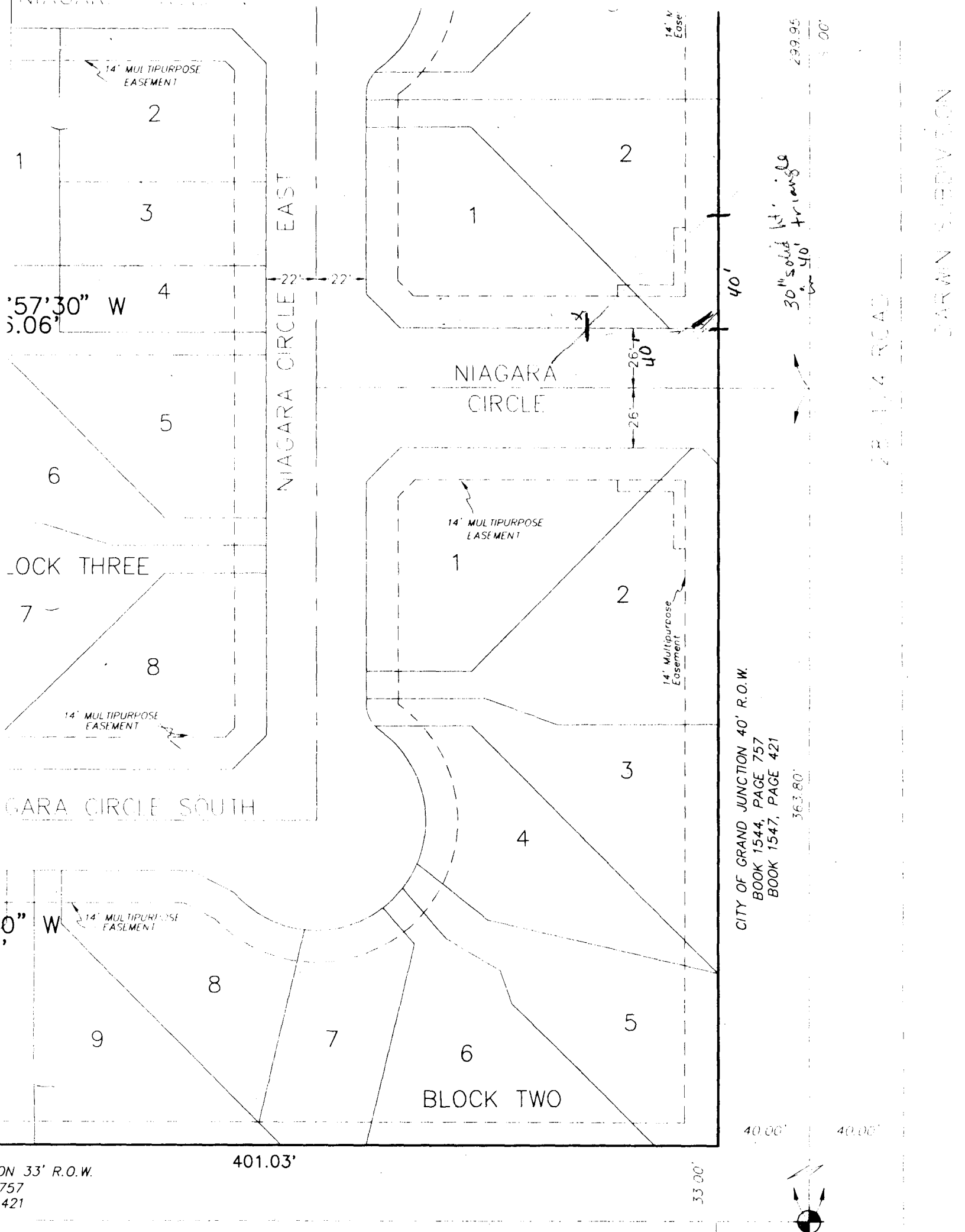
30' solid

6' solid

28-1/4 ROAD

NW1/4 SEC 18 T15 R16 E11M B.L.M. 1886 (Not Accepted Remonumented with No. 8 and Aluminum Cap L.S. 18.)

G.L.O PT 2



DARWIN SUBDIVISION

28114 ROAD