

FEE \$10.00

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2705 EDEN CT
TAX SCHEDULE NO 2701-253-07-026
PROPERTY OWNER STEPHEN J. KASPAR
OWNER'S PHONE 970 241 9570
OWNER'S ADDRESS 2705 EDEN CT
CONTRACTOR N/A
CONTRACTOR'S PHONE N/A
FENCE MATERIAL CEDAR OR REDWOOD
FENCE HEIGHT 6'

SEE ATTACHED

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 RSF-5
SPECIAL CONDITIONS _____

SETBACKS: Front 20' from property line (PL) or
45' 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 [Signature]
Community Development's Approval [Signature]
City Engineer's Approval (if required) _____

Date 4/29/97
Date 5-5-97
Date _____

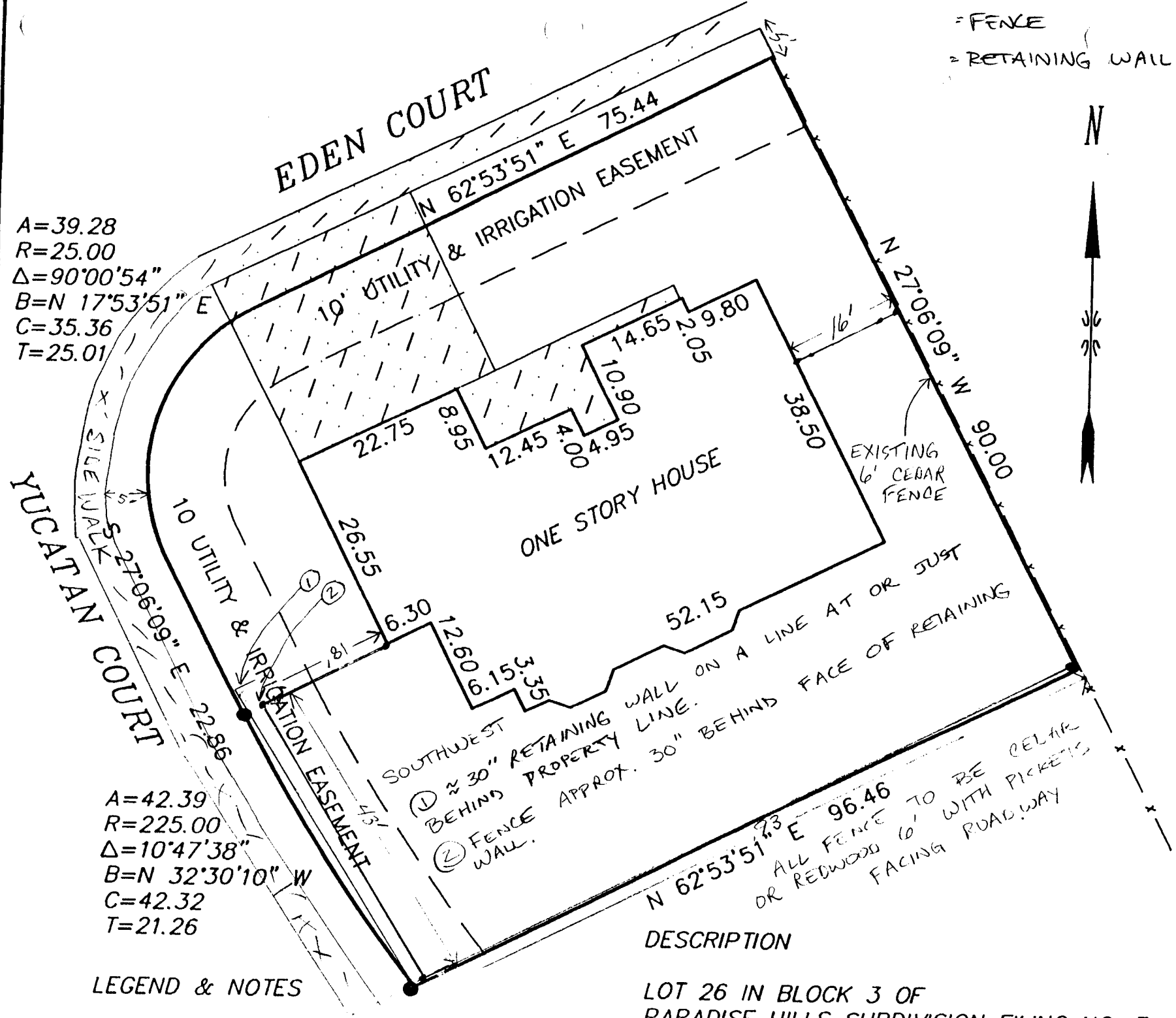
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Community Development)

(Yellow: Code Enforcement)

(Pink: Customer)

= FENCE
 = RETAINING WALL



A=39.28
 R=25.00
 $\Delta=90^{\circ}00'54''$
 B=N $17^{\circ}53'51''$ E
 C=35.36
 T=25.01

YUCATAN COURT
 SIDE WALK
 10 UTILITY & IRRIGATION EASEMENT
 19' UTILITY & IRRIGATION EASEMENT

A=42.39
 R=225.00
 $\Delta=10^{\circ}47'38''$
 B=N $32^{\circ}30'10''$ W
 C=42.32
 T=21.26

LEGEND & NOTES

ONE STORY HOUSE
 EXISTING 6' CEDAR FENCE
 SOUTHWEST
 (1) $\approx 30''$ RETAINING WALL ON A LINE AT OR JUST BEHIND PROPERTY LINE.
 (2) FENCE APPROX. 30" BEHIND FACE OF RETAINING WALL.
 ALL FENCE TO BE CEDAR OR REDWOOD 6' WITH PICKETS FACING ROADWAY

DESCRIPTION

LOT 26 IN BLOCK 3 OF
 PARADISE HILLS SUBDIVISION FILING NO. 7,