

FEE \$10.00

PERMIT # 10176

### FENCE PERMIT GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2803 Daybreak Av

TAX SCHEDULE NO 2943-063-24-013

PROPERTY OWNER Sherry L. Roe

OWNER'S PHONE 245-6596

OWNER'S ADDRESS SAME AS ABOVE

CONTRACTOR Self

CONTRACTOR'S PHONE Self

FENCE MATERIAL Cedar

FENCE HEIGHT 6 ft.

Split rail in sight triangle -  
added fencing @ back of house -

12/22/97 RSE

See attached  
will cut down to  
30" where in sight  
Δ - 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-4

SETBACKS: Front 20' from property line (PL) or

SPECIAL CONDITIONS 30 days to complete from center of ROW, whichever is greater.

FP-96-117 - covenants - correction (1/2/97)

Side 0' from PL Rear 0' 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 Sherry L. Roe

Date 11-24-97

Community Development's Approval Gonnie Edwards

Date 12-2-97

City Engineer's Approval (if required) Kerrie - See attached

Date 12-2-97

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

(White: Community Development)

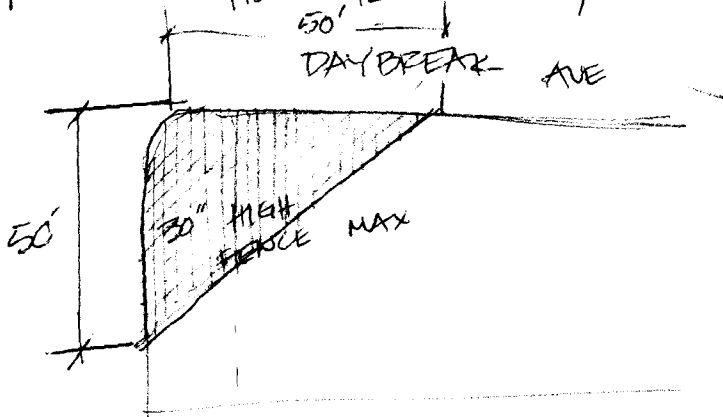
(Yellow: Code Enforcement)

(Pink: Customer)

Definitely a sight distance problem -  
fence needs to be moved back to align  
with those to the north & dropped to 30" in  $\Delta$

OR

Drop sideyard fence along 28 Road to 30" height  
for 50' from  $\#$  of Day Break Ave

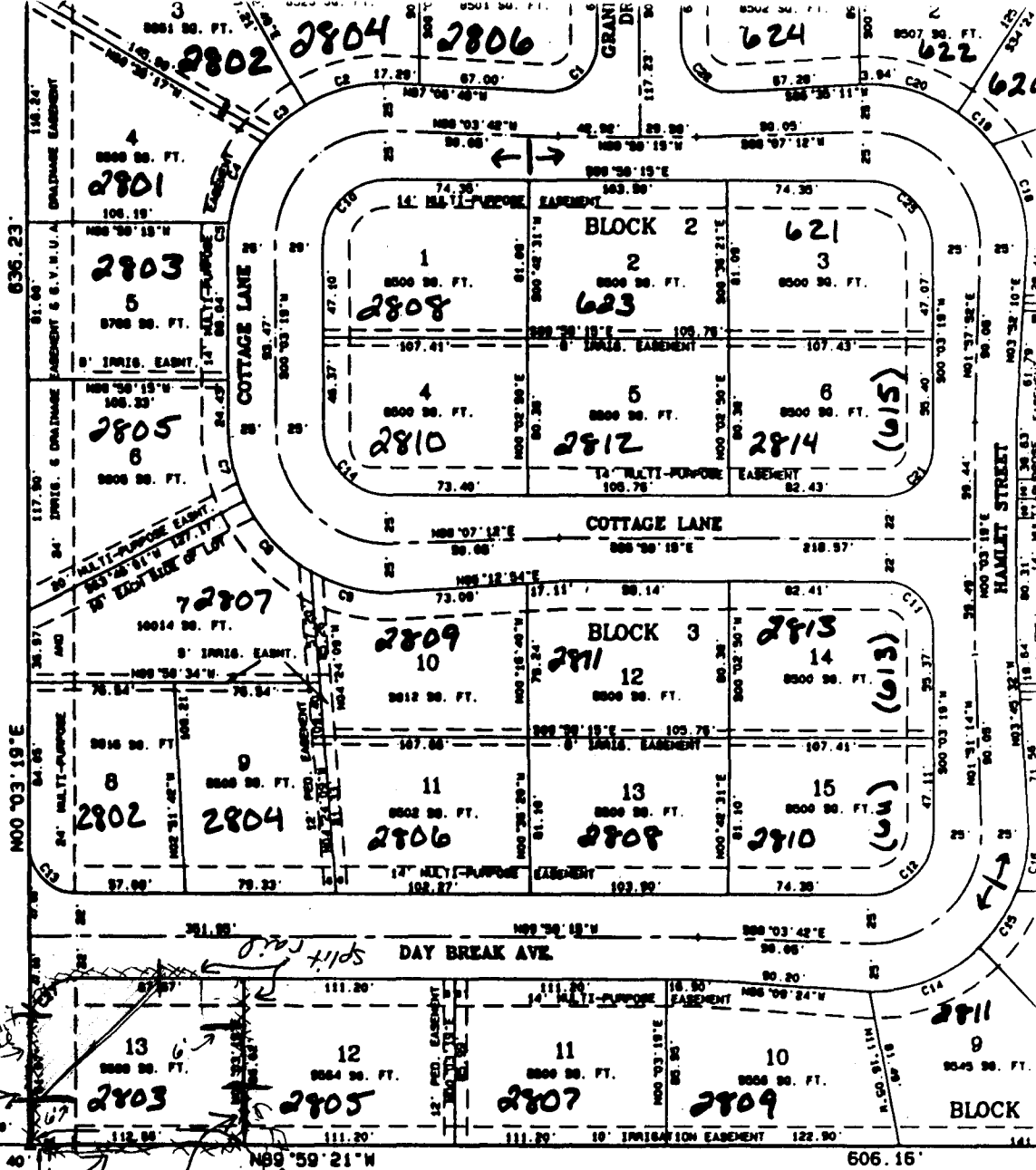


SPRING VALLEY SUB.  
ZONED RSF-5

28 ROAD R.O.W.

BASIS OF BEARING: GRAND VIEW SUB. FILING NO. ONE

1322.41'



SW COR.  
SEC. 6  
MCSM #36-1

THE EAST 10 FEET OF 28 ROAD  
HAS BEEN VACATED AS PER ORDINANCE  
NUMBER 2424 RECORDED IN  
BK 2744 AT PAGE 673-674 OF THE  
MESA CO. RECORDS.

OWNER: CITY OF GRAND JUNCTION  
250 N. 5th St.  
GRAND JUNCTION, CO. 81501-2628  
ZONED RSF-4

**AREA SUMMARY**

34 LOTS	= 6.87 AC. / 788
ROADS	= 1.98 AC. / 222
TOTAL	= 8.85 AC. / 1008
DENSITY	= 3.8 UNITS PER ACRE

NOTE: THERE IS TO BE NO ACCESS TO 28 ROAD  
FROM THE LOTS ABUTTING ON 28 ROAD.

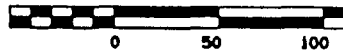
THIS SUBDIVISION IS SUBJECT TO AN AVIGATION  
EASEMENT AS RECORDED IN BK. \_\_\_\_\_  
AT PAGE \_\_\_\_\_ OF THE MESA CO. RECORDS

**LEGEND**

- MESA COUNTY SURVEY MONUMENT
- FD. #5 REBAR W/2" ALUM. CAP  
STAMPED LS 16835
- FD #5 REBAR W/PLASTIC CAP  
MARKED RYDEN LS 9331
- FD. #5 REBAR W/MELTED CAP
- ▲ SET #5 REBAR W/2" ALUM. CAP  
STAMPED D H SURVEYS LS 20677

NOTE: ALL EXTERIOR CORNERS  
SET IN CONCRETE

GRAPHIC SCALE



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.  
In 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.