

FEE \$10.00

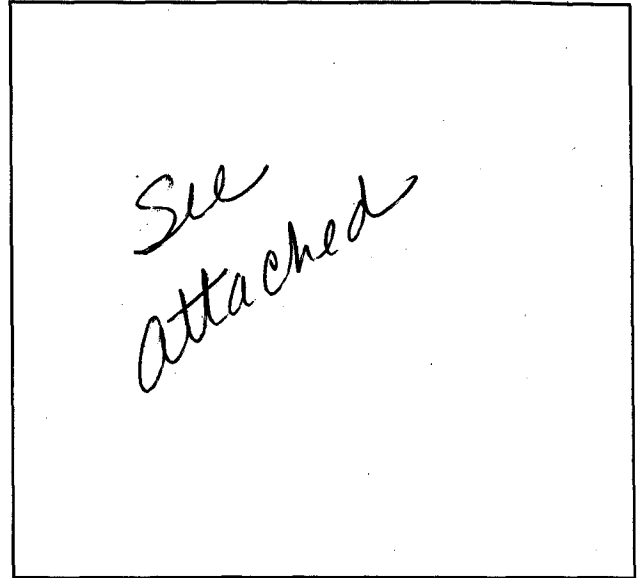
# FENCE PERMIT

## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 738 RANCH ROAD  
 TAX SCHEDULE NO 2701-344-20-004  
 PROPERTY OWNER ANTHONY J. PELTIER & LAURA L. LIVESAY  
 OWNER'S PHONE \_\_\_\_\_  
 OWNER'S ADDRESS 738 RANCH RD.  
 CONTRACTOR \_\_\_\_\_  
 CONTRACTOR'S PHONE \_\_\_\_\_  
 FENCE MATERIAL CEDAR  
 FENCE HEIGHT 6'



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 SETBACKS: Front \_\_\_\_\_ from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater.  
 SPECIAL CONDITIONS 20' setback on Ranch Ct. - max 30" high - may step down 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]

Date 3-24-97

Community Development's Approval [Signature]

Date 3-24-97

City Engineer's Approval (if required) \_\_\_\_\_

Date \_\_\_\_\_

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

(White: Community Development)

(Yellow: Code Enforcement)

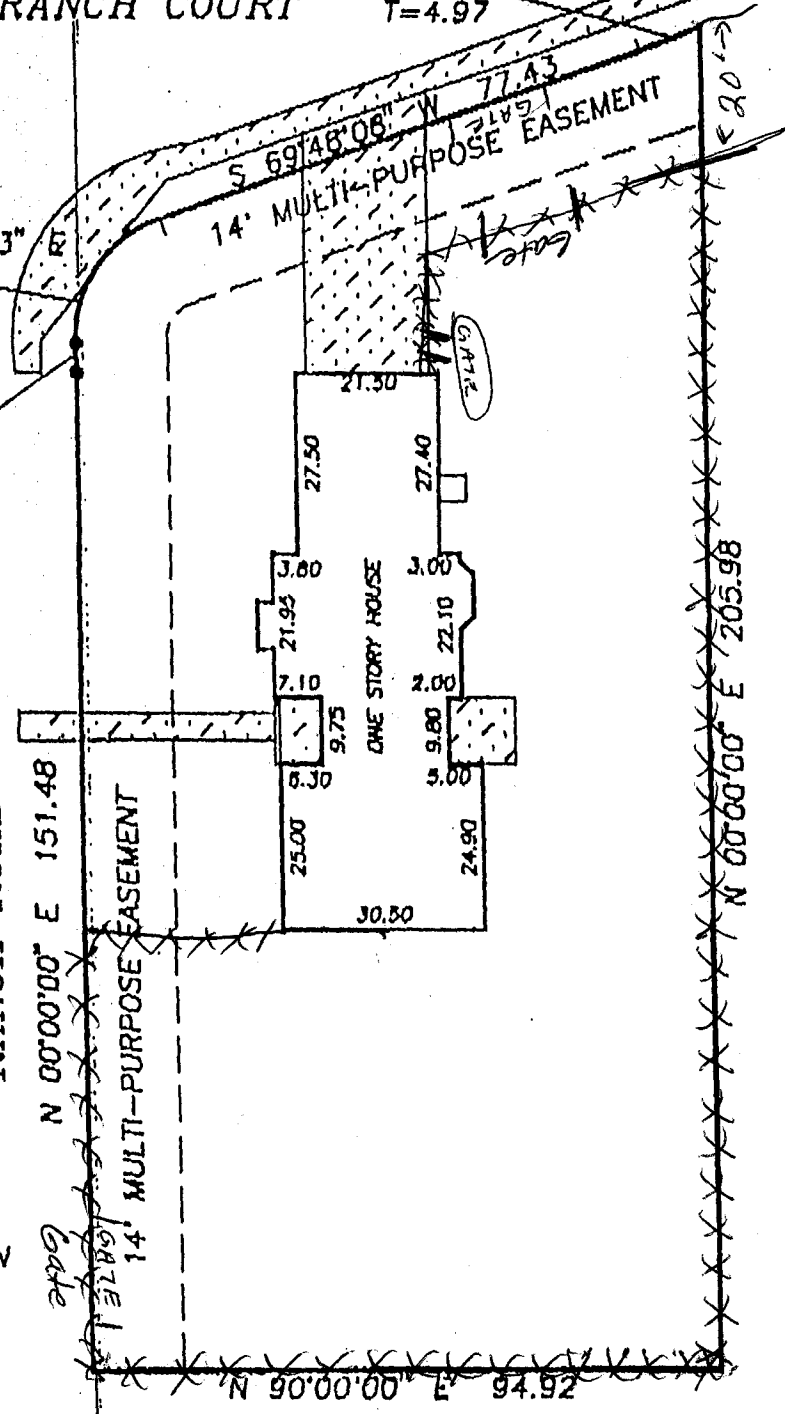
(Pink: Customer)

### RANCH COURT

$A=9.95$   
 $R=225.00$   
 $D=02^{\circ}31'53''$   
 $B=S 68^{\circ}32'09'' W$   
 $C=9.94$   
 $T=4.97$

$A=25.11$   
 $R=20.00$   
 $D=71^{\circ}55'27''$   
 $B=N 33^{\circ}50'33'' E$   
 $C=23.49$   
 $T=14.51$

$A=4.62$   
 $R=125.00$   
 $D=02^{\circ}07'04''$   
 $B=N 01^{\circ}03'31'' W$   
 $C=4.62$   
 $T=2.31$



RIPTION  
 IN BLOCK 1 OF  
 N RANCH FILING NO. FOUR,  
 COUNTY, COLORADO  
 RN COLORADO 96-9-214L  
 NO. 2701-344-20-004

& NOTES  
 SURVEY MONUMENTS SET BY  
 PROPERTY DOES NOT FALL WITHIN  
 100 YEAR FLOOD PLAIN

LOCATION CERTIFICATE