

FEE \$10.00

PERMIT # 10251

### FENCE PERMIT

#### GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 313 EAST DAKOTA DRIVE  
 TAX SCHEDULE NO 2945-193-07-027  
 PROPERTY OWNER DEANE & MARTHA GEORGE-ADIS  
 OWNER'S PHONE 241-8774  
 OWNER'S ADDRESS 313 EAST DAKOTA DR,  
 CONTRACTOR SARCONE ENTERPRISES  
 CONTRACTOR'S PHONE 858-0330  
 FENCE MATERIAL 6" REINFORCED CONCRETE BLOCK STUCCO FINISH  
 FENCE HEIGHT 4 FEET

PLS SEE ATTACHMENT FOR DETAILED 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 1.6  
 SPECIAL CONDITIONS \_\_\_\_\_  
 \_\_\_\_\_

SETBACKS: Front 40' 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 Deane George-Adis

Date APRIL 7, 1998

Community Development's Approval Antonia Costello

Date 4-7-98

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

Date \_\_\_\_\_

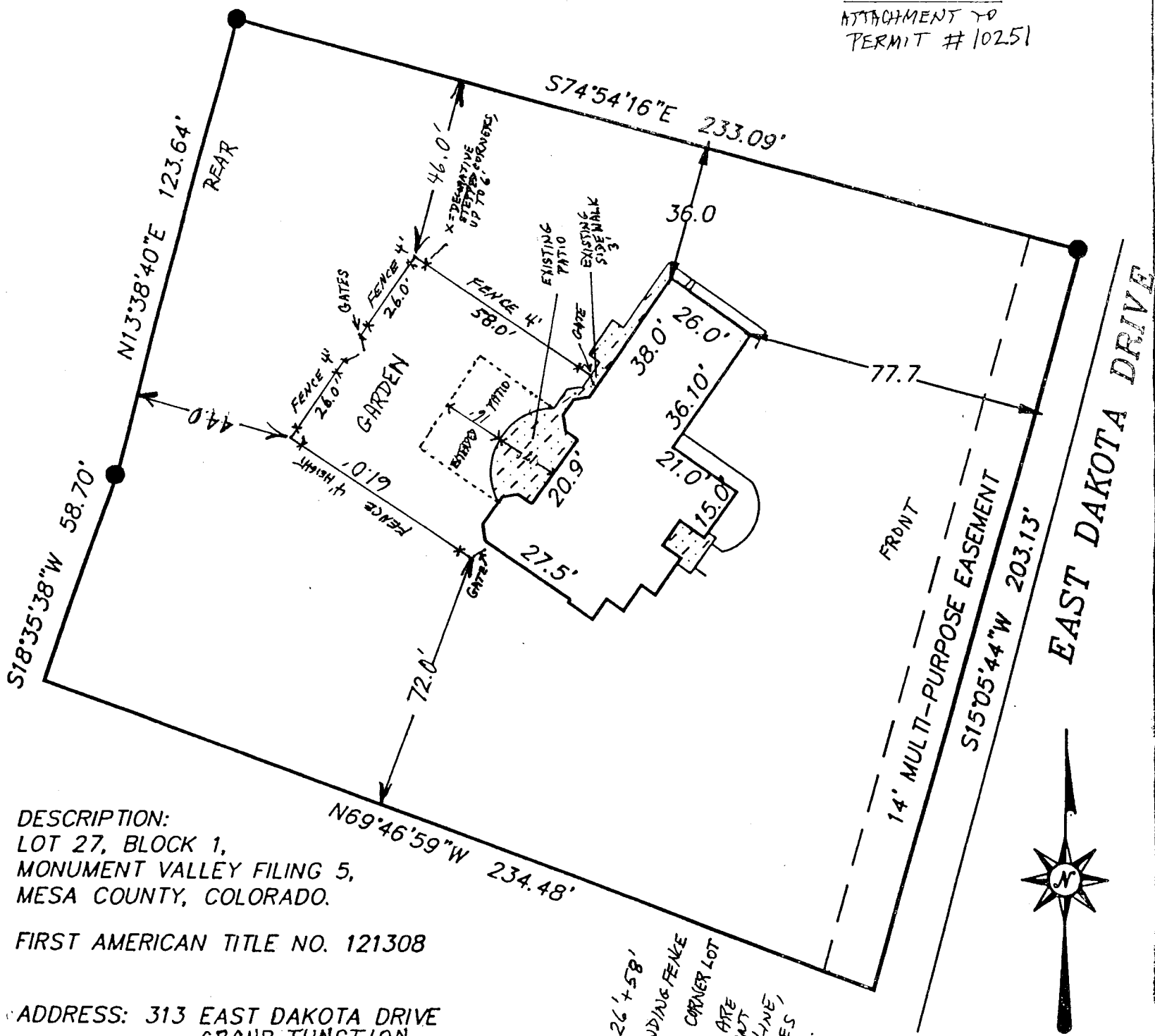
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Community Development)

(Yellow: Code Enforcement)

(Pink: Customer)

PLOT PLAN  
 ATTACHMENT TO  
 PERMIT # 10251



DESCRIPTION:  
 LOT 27, BLOCK 1,  
 MONUMENT VALLEY FILING 5,  
 MESA COUNTY, COLORADO.

FIRST AMERICAN TITLE NO. 121308

ADDRESS: 313 EAST DAKOTA DRIVE  
 GRAND JUNCTION

TAX SCHEDULE: 2945-193-07-027

\* 26' x 26' + 58'  
 ZEE-STANDING FENCE  
 N1  
 CORNER LOT  
 REMAINS ARE  
 TO FRONT  
 PARTY LINE,  
 TO SIDES,  
 REAR.

