

FEE \$10.00

PERMIT # 10543

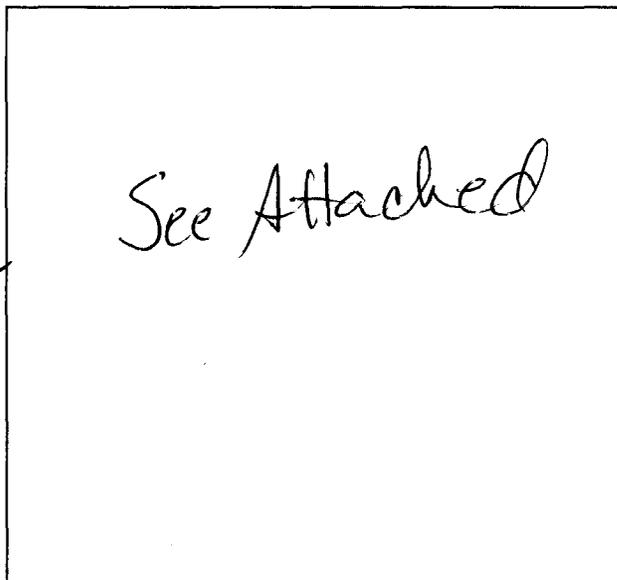


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 811 27 1/4 RD
TAX SCHEDULE NO 2701-253-06-003
PROPERTY OWNER LARRY NUNNERY
OWNER'S PHONE 243-4200
OWNER'S ADDRESS 2705 CARIBBEAN
CONTRACTOR LARRY
CONTRACTOR'S PHONE
CONTRACTOR'S ADDRESS
FENCE MATERIAL PVC
FENCE HEIGHT 4'



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-1
SPECIAL CONDITIONS

SETBACKS: Front 25 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 Larry Nunnery Date 11-12-98
Community Development's Approval Anita J. Castella Date 11-12-98
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: Planning) (Yellow: Customer) (Pink: Code Enforcement)

LAKLY Munnweky

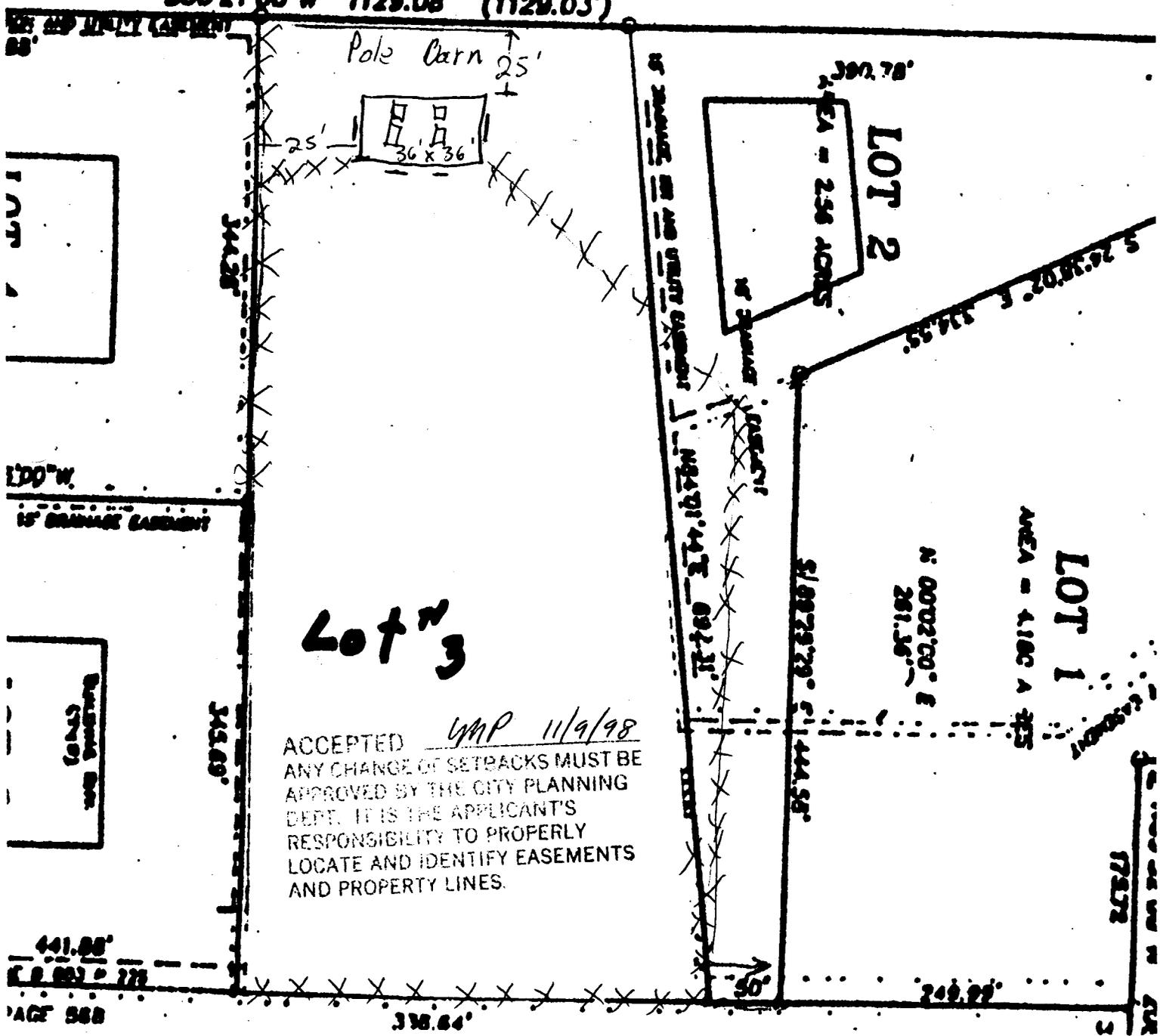
Room 427

243- 4200

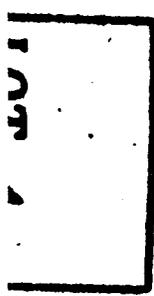
North Point

Subdivision

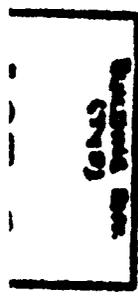
S00°21'00"W 1129.08' (1129.03')



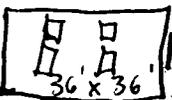
15' DRAINAGE EASEMENT



15' DRAINAGE EASEMENT



Pole Barn 25'



Lot 3

ACCEPTED UMP 11/9/98
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

390.78'

LOT 2

AREA = 236 ACRES

AREA = 4180 ACRES

LOT 1

N 00°02'00" E 281.35'

S 1°02'29" E 1444.58'

441.85' E 0°02'00" E 278'

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338.64'

249.89'

78372