

FEE \$10.00

PERMIT # 11131

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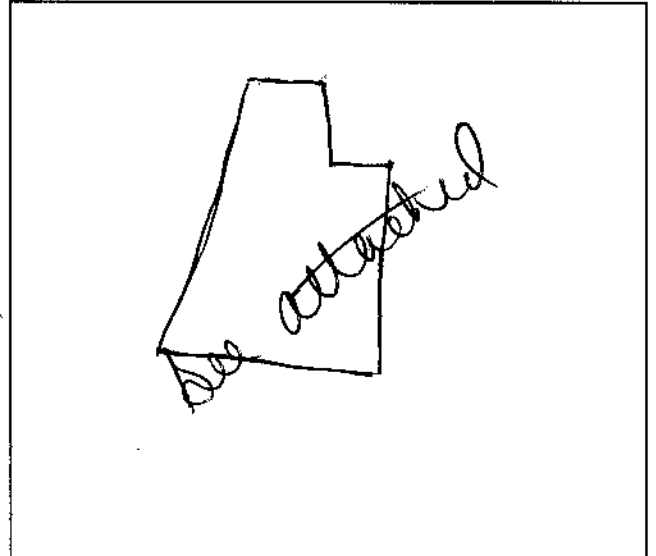


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2038 Paint Pony LN.
TAX SCHEDULE NO 2947-152-33-007
PROPERTY OWNER Dean + Kristen Seiff
OWNER'S PHONE 255-9586
OWNER'S ADDRESS 2038 Paint Pony LN
CONTRACTOR Cal Bilger
CONTRACTOR'S PHONE _____
CONTRACTOR'S ADDRESS _____
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 2.4
SPECIAL CONDITIONS acc [redacted]

SETBACKS: Front 25' from property line (PL) or _____ from center of ROW, whichever is greater.
Side 10' from PL Rear 20' 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.

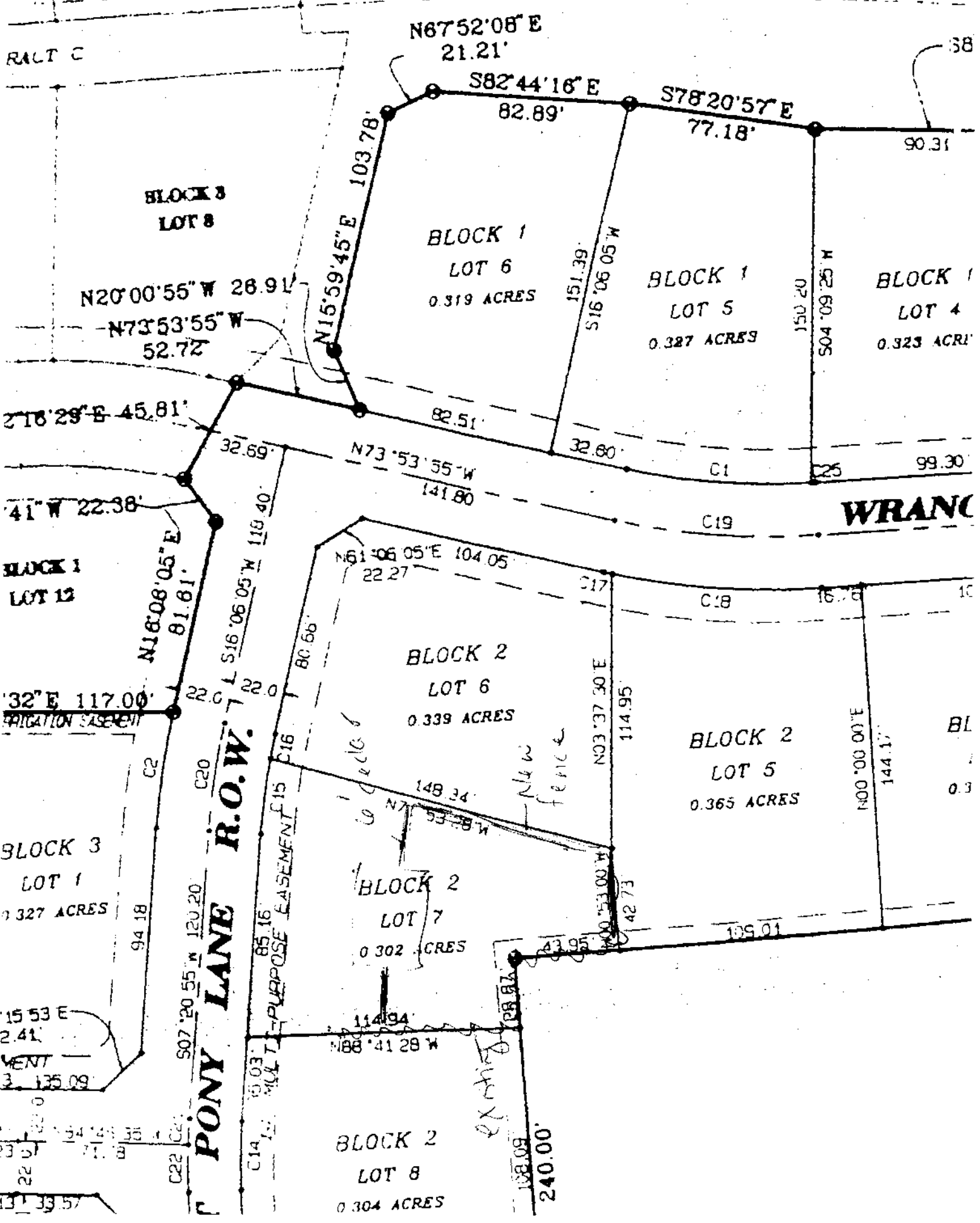
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply.

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 Kristen Seiff
Community Development's Approval C. Gaye Johnson
City Engineer's Approval (if required) _____

Date 9/6/00
Date 9/6/00
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)



N67°52'08" E
21.21'

S82°44'16" E
82.89'

S78°20'57" E
77.18'

90.31'

BLOCK 8
LOT 8

N20°00'55" W 28.91'

N73°53'55" W
52.72'

N15°59'45" E
103.78'

BLOCK 1
LOT 6
0.319 ACRES

S16°06'05" W
151.39'

BLOCK 1
LOT 5
0.327 ACRES

S04°09'25" W
150.20'

BLOCK 1
LOT 4
0.323 ACRES

S21°29' E 45.81'

82.51'

32.60'

N73°53'55" W
141.80'

C1

C25

99.30'

S41° W 22.38'

32.69'

N16°08'05" E
81.61'

S16°06'05" W
118.40'

BLOCK 1
LOT 12

N61°06'05" E 104.05'

22.27'

C17

C18

16.78'

10'

BLOCK 2
LOT 6
0.339 ACRES

N03°37'30" E
114.95'

BLOCK 2
LOT 5
0.365 ACRES

N00°00'00" E
144.17'

BL
0.3

S32° E 117.00'

22.0'

REGISTRATION EASEMENT

BLOCK 3
LOT 1
0.327 ACRES

C2

C20

C16

148.34'

New fence

BLOCK 2
LOT 7
0.302 ACRES

N00°53'00" W
104.4273'

109.01'

S15°53' E
2.41'

EASEMENT
3.135.09'

PONY LANE R.O.W.

MULTI-PURPOSE EASEMENT
C15

BLOCK 2
LOT 8
0.304 ACRES

Existing

C18

240.00'

S13°33'57" E

22'

131.3357'

C22

C14

N88°41'28" W

C18

10'