

FEE \$10.00

PERMIT # 11175

ac

FENCE PERMIT

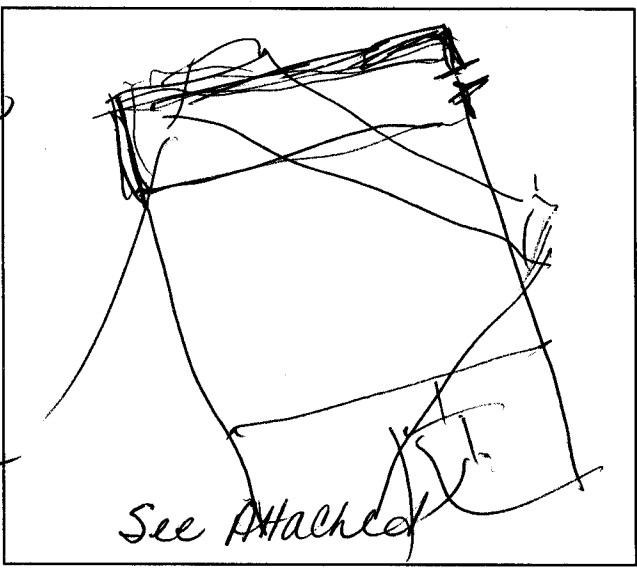
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2068 Stagecoach Ct
 TAX SCHEDULE NO. 2947-151-40-013
 PROPERTY OWNER Tom and Ym Miller
 OWNER'S PHONE 1-970-244-5777
 OWNER'S ADDRESS 2068 Stagecoach Ct
 CONTRACTOR Red Hart Const.
 CONTRACTOR'S PHONE 1-970-244-8975
 CONTRACTOR'S ADDRESS 2320 1/2 Rd 65
 FENCE MATERIAL Blue Max & Concrete
 FENCE HEIGHT 2 FT.



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 SETBACKS: Front _____ from property line (PL) or
 SPECIAL CONDITIONS _____ 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 [Signature] Date _____
 Community Development's Approval [Signature] Date 11/27/00
 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)

LOT

0.400 A

BLOCK 2
LOT 18
0.342 ACRES

BLOCK 2
LOT 17
0.300 ACRES

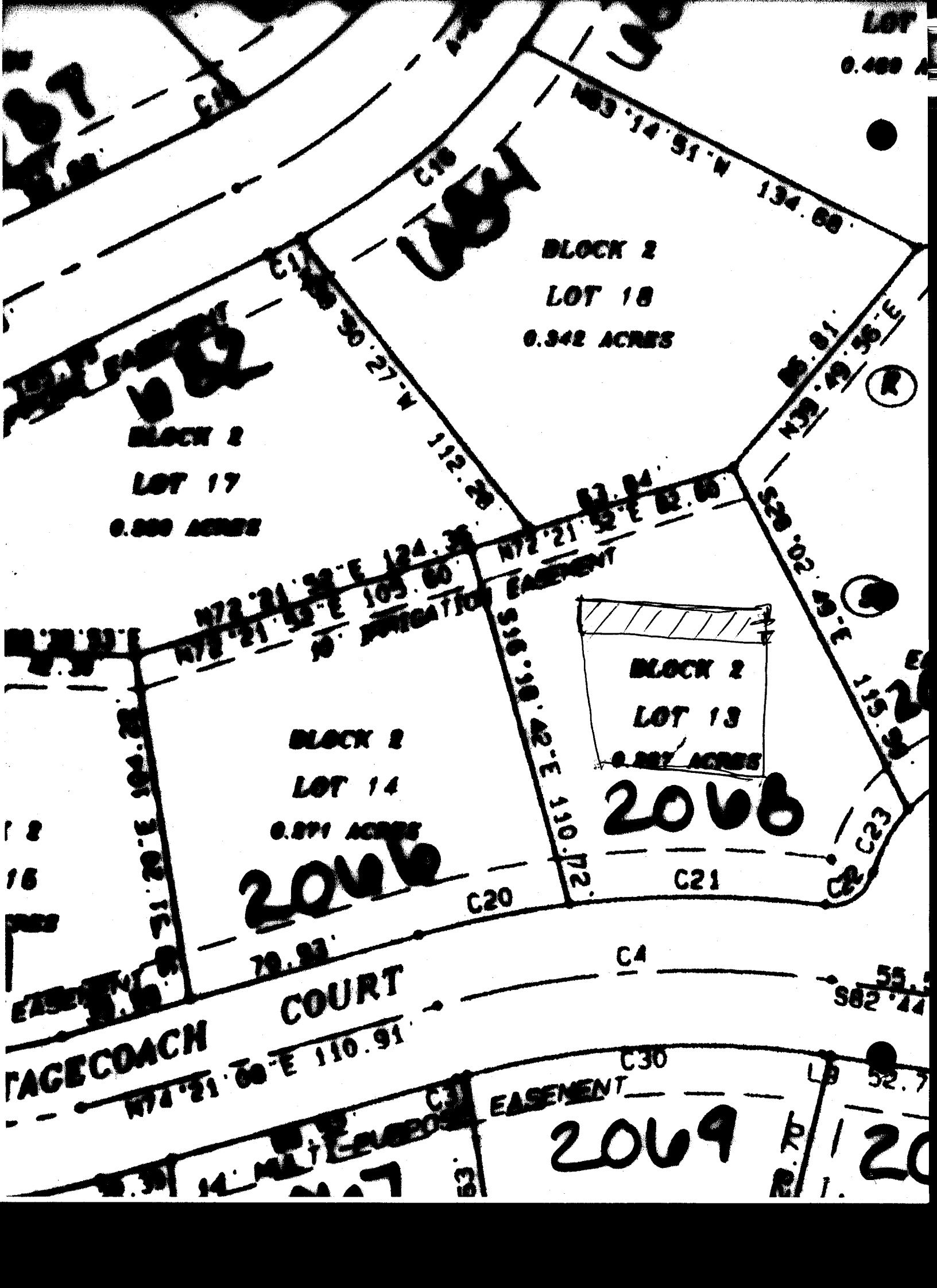
BLOCK 2
LOT 14
0.391 ACRES

BLOCK 2
LOT 13
0.307 ACRES

2066

2069

20



N72°21'52"E 124.35'
N72°21'52"E 105.60'
NO IRRIGATION EASEMENT

N72°21'52"E 12.65'
S16°10'42"E 110.72'

N63°14'51"N 134.60'

N39°42'36"E
N39°02'39"E

N15°22'E
N15°22'E

N72°21'52"E 110.91'

79.91'

C4

S82°44'55"E

FACECOACH COURT

N72°21'52"E 110.91'

C30
EASEMENT

52.7'

N72°21'52"E 110.91'

R.P.
R.I.