

FEE \$10.00

PERMIT # 11162

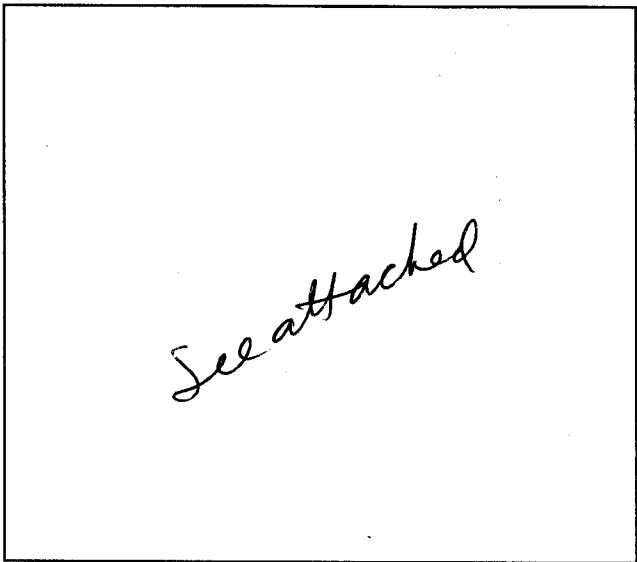


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2554 MAUREEN COURT
TAX SCHEDULE NO. _____
PROPERTY OWNER LEO WARREN
OWNER'S PHONE 243-0867
OWNER'S ADDRESS 2554 MAUREEN COURT
CONTRACTOR HENRI FENCING
CONTRACTOR'S PHONE 523-0955
CONTRACTOR'S ADDRESS 229 1/2 ELBERTA DR
FENCE MATERIAL BASKET WEAVE VINYL
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 R8F-4 SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS GVRP - easement _____ from center of ROW, whichever is greater.
in rear - Side 0' from PL Rear 0' 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).

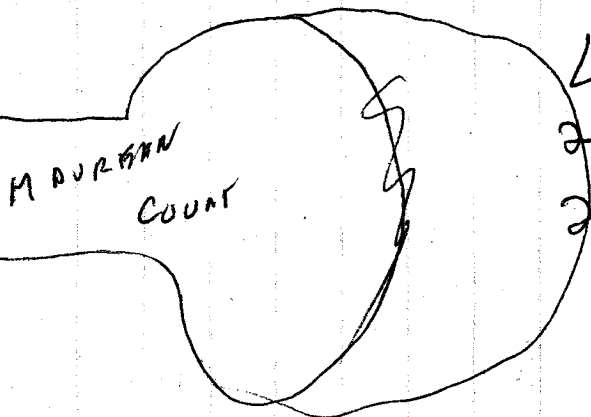
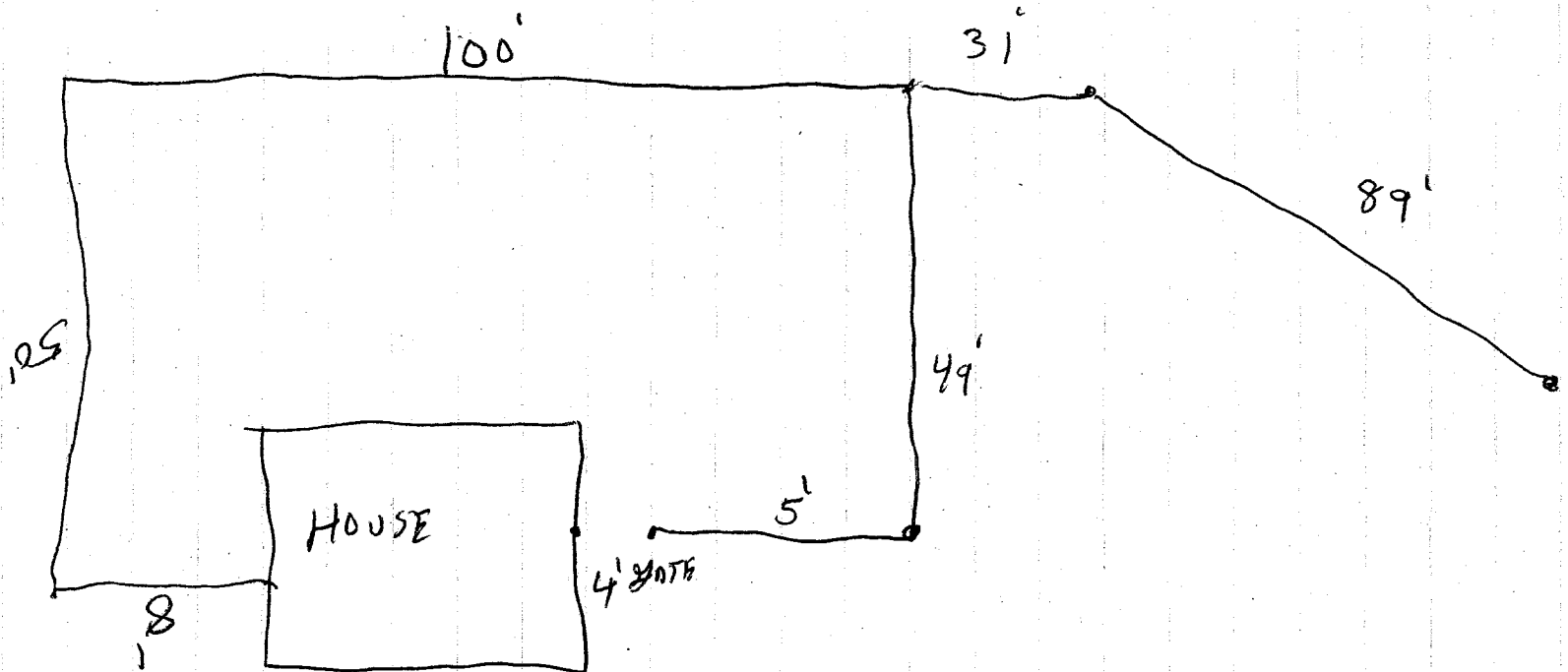
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 10-17-2000
Community Development's Approval [Signature] Date 10-17-00
City Engineer's Approval (if required) N/A- 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)



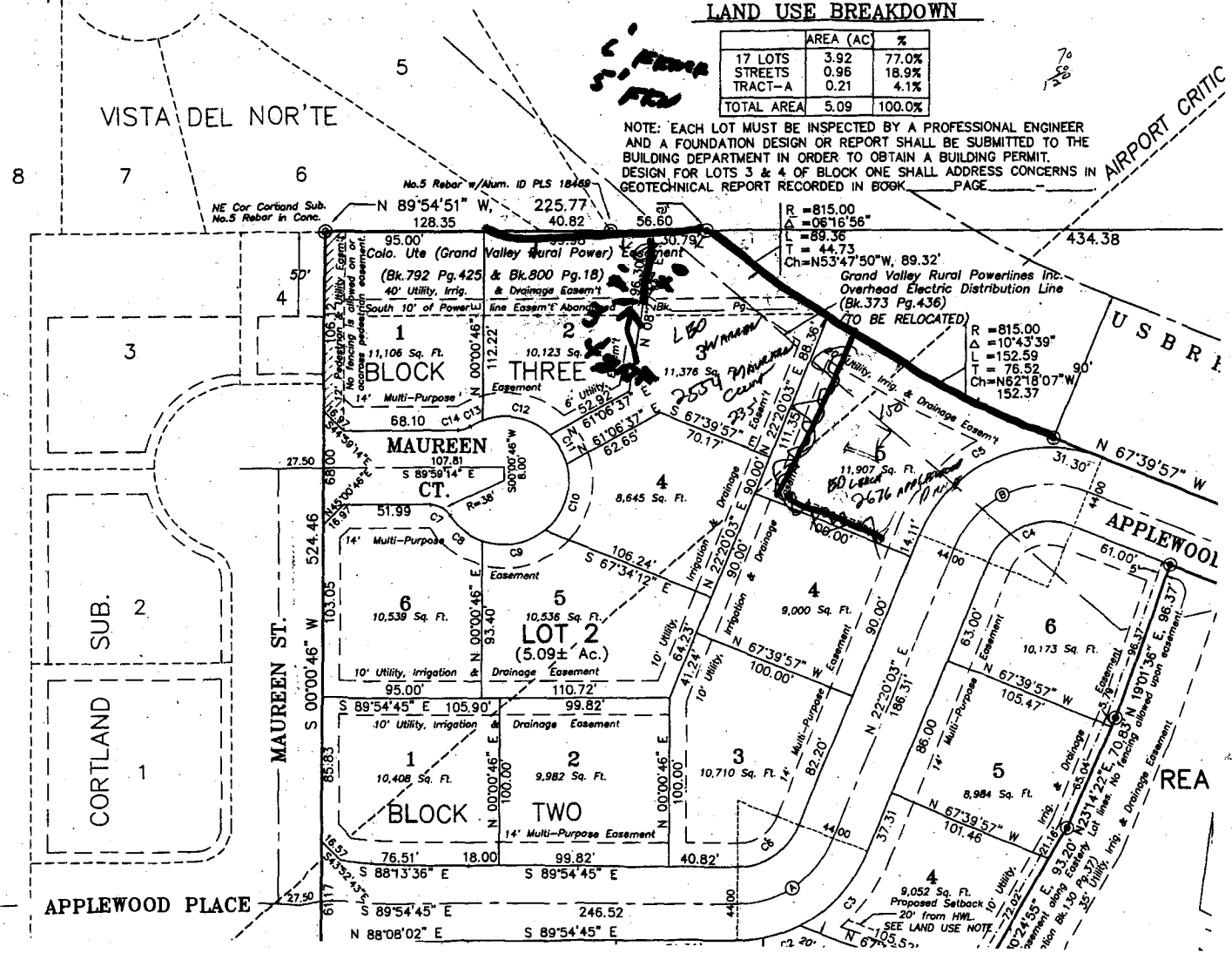
LEO WARREN
2554 MAUREEN COURT
243-0867

A Replat of Lot 2 of REA MINOR SUB. --- Part of NE4NE4, Sec.1, T1S, R1W, Ute Meridian,

LAND USE BREAKDOWN

	AREA (AC)	%
17 LOTS	3.92	77.0%
STREETS	0.96	18.9%
TRACT-A	0.21	4.1%
TOTAL AREA	5.09	100.0%

NOTE: EACH LOT MUST BE INSPECTED BY A PROFESSIONAL ENGINEER AND A FOUNDATION DESIGN OR REPORT SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT IN ORDER TO OBTAIN A BUILDING PERMIT. DESIGN FOR LOTS 3 & 4 OF BLOCK ONE SHALL ADDRESS CONCERNS IN GEOTECHNICAL REPORT RECORDED IN BOOK PAGE



70
28

USBR
R = 815.00
Δ = 10°43'39"
L = 152.59
T = 76.52
Ch = N62°18'07"W
152.37

9.052 Sq. Ft.
Proposed setback 10'
20' from H.W.L.
SEE LAND USE NOTE

Handwritten notes:
L
S
F
E

No.5 Rebar w/Alum. ID PLS 18488
N 89°54'51" W, 225.77
128.35 40.82 56.60

95.00
11,106 Sq. Ft.
14' Multi-Purpose Easement
C14 C13

MAUREEN CT.
S 89°59'14" E
107.81

10,536 Sq. Ft.
10' Utility, Irrigation & Drainage Easement
C10

10,539 Sq. Ft.
14' Multi-Purpose Easement
C9

10,408 Sq. Ft.
10' Utility, Irrigation & Drainage Easement
C8

9,982 Sq. Ft.
14' Multi-Purpose Easement
C7

10,710 Sq. Ft.
14' Multi-Purpose Easement
C6

246.52
S 89°54'45" E

S 88°08'02" E

R = 815.00
Δ = 08°16'56"
L = 89.36
T = 44.73
Ch = N53°47'50"W, 89.32'

Grand Valley Rural Powerlines Inc.
Overhead Electric Distribution Line
(Bk.373 Pg.436)
(TO BE RELOCATED)

R = 815.00
Δ = 10°43'39"
L = 152.59
T = 76.52
Ch = N62°18'07"W
152.37

N 67°39'57" W
31.30'

APPLEWOOL

10,173 Sq. Ft.
10' Utility, Irrigation & Drainage Easement
C5

8,984 Sq. Ft.
14' Multi-Purpose Easement
C4

9,320 Sq. Ft.
10' Utility, Irrigation & Drainage Easement
C3

101.46
N 67°39'57" W

105.47
N 67°39'57" W

105.47
N 67°39'57" W

105.47
N 67°39'57" W

105.47
N 67°39'57" W

105.47
N 67°39'57" W