

FEE \$10.00

PERMIT # 10832

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# FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 2190  
2208 Piazza Way

TAX SCHEDULE NO. 2945-014-07-000 004

PROPERTY OWNER Monument Homes

OWNER'S PHONE 234-7700

OWNER'S ADDRESS 759 HORIZON DRIVE

CONTRACTOR Monument Homes

CONTRACTOR'S PHONE 234-7700

CONTRACTOR'S ADDRESS 759 HORIZON DRIVE

FENCE MATERIAL CEDAR

FENCE HEIGHT 6'

PLOT PLAN

"SEE ATTACHED"

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 PD

SPECIAL CONDITIONS \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) or  
7' 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 [Signature]

Community Development's Approval [Signature]

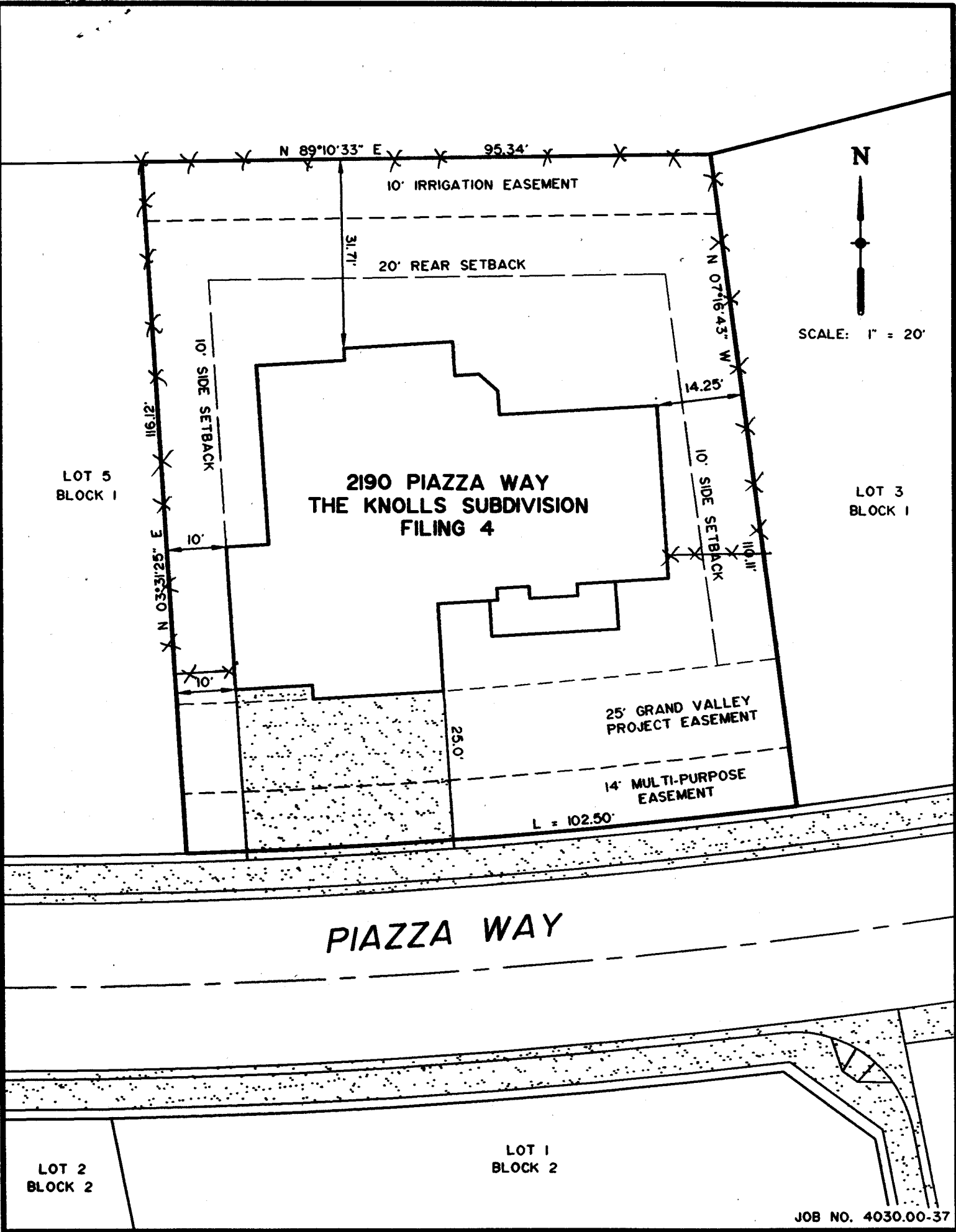
City Engineer's Approval (if required) \_\_\_\_\_

Date November 11, 2001

Date 11/20/01

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)



N 89°10'33" E 95.34'

10' IRRIGATION EASEMENT

31.71'

20' REAR SETBACK

10' SIDE SETBACK

N 07°16'43" W

14.25'

10' SIDE SETBACK

10.11'

LOT 5  
BLOCK 1

2190 PIAZZA WAY  
THE KNOLLS SUBDIVISION  
FILING 4

LOT 3  
BLOCK 1

N 03°31'25" E 116.12'

10'

10'

25.0'

25' GRAND VALLEY  
PROJECT EASEMENT

14' MULTI-PURPOSE  
EASEMENT

L = 102.50'

PIAZZA WAY

LOT 2  
BLOCK 2

LOT 1  
BLOCK 2

JOB NO. 4030.00-37



SCALE: 1" = 20'