

FEE \$10.00

PERMIT # 11235



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

Handwritten initials 'AL'

PLOT PLAN

PROPERTY ADDRESS 2194 STANDING ROCK DR
TAX SCHEDULE NO 2947-351-24-003
PROPERTY OWNER NORMAN WINBARD
OWNER'S PHONE 254-0332
OWNER'S ADDRESS SAME
CONTRACTOR
CONTRACTOR'S PHONE
CONTRACTOR'S ADDRESS
FENCE MATERIAL
FENCE HEIGHT

SEE ATTACHED DRAWING

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

OKAY FOR FENCE AND GATE TO EXTEND

ZONE PD ONTO TRACT A, OWNED BY HOA, SETBACKS: Front from property line (PL) or
SPECIAL CONDITIONS GATE MUST BE AT from center of ROW, whichever is greater.
LEAST 12' WIDE ON TRACT A. 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
Community Development's Approval Bill Nuhn
City Engineer's Approval (if required) OK PER TRACT PLAN

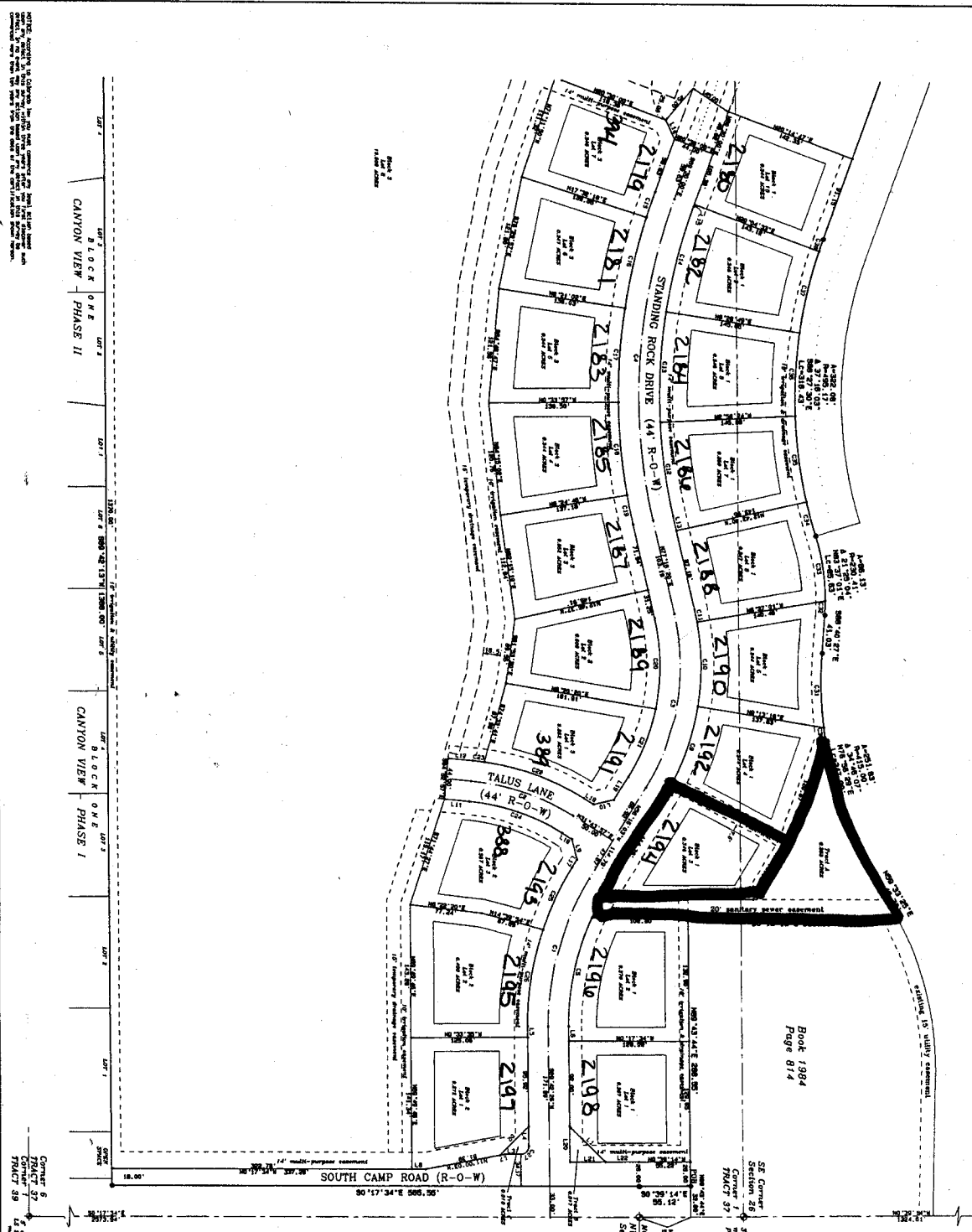
Date
Date 8-15-01
Date 8-13-01

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

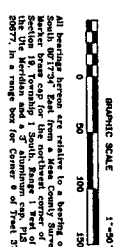
CANYON VIEW - PHASE VII

FP. 1999-047

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CANYON VIEW - PHASE VII
 FINAL PLAN
 SOUTH CAMP PROPERTIES, LLC
 THOMPSON-LANFORD CORPORATION
 529 25 1/2 ROAD - # 8-210
 GRAND JUNCTION CO 81505 (970) 243-6067
 DATE JAN 15, 1999 DRAFT MAN [REDACTED] [REDACTED] SHEET 2 OF 3



LEGEND

- ♦ CONTROL MONUMENT AS NOTED
- REBAR WITH ALUMINUM CAP PLS 18480
- ON AS NOTED - SET IN CONCRETE

TCP-0
 SIF-24
 PR-2
 GROW.
 Augie-

Norm - Lee Wingard

254-0332

TRAC A

