

FEE \$10.00

PERMIT # 10826



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2255 Piazza Way
TAX SCHEDULE NO 2945-014-52-003
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' OR LESS

"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 R1
SPECIAL CONDITIONS

SETBACKS: Front 20' 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 [Signature]

Date 10/18/01

Community Development's Approval

Date

City Engineer's Approval (if required) C. Faye Huber

Date 10/22/01

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

TRACT A

LOT 1

PIAZZA WAY

N 88°45'56" E
19.28'

EXTEND HOUSE
1-FT. INTO FRONT
SETBACK

89.44'

14' MULTIPURPOSE EASEMENT

20' FRONT SETBACK

26.02'

20'

LOT 4

10' SIDE SETBACK

S 04°17'21" E
157.59'

2255 PIAZZA WAY
THE KNOLLS SUBDIVISION
FILING 4

20'

S 08°44'00" E

10' SIDE SETBACK

35.7'

LOT 2

N



116.71'

20' REAR SETBACK

34.39'

10' IRRIGATION EASEMENT

36.88'

N 89°56'38" E

SCALE: 1" = 20'

77.01'
N 76°59'27" E

10-18-01
JOB NO. 4030.00.35