

FEE \$10.00

PERMIT # 11728



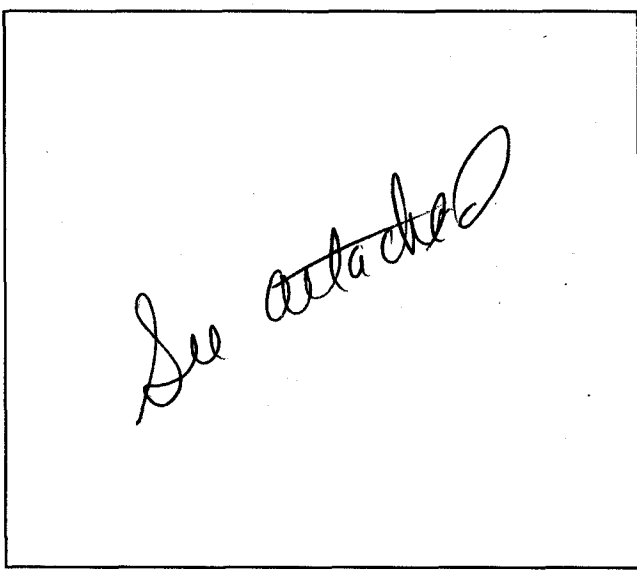
FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2660 Dahlia CT
 TAX SCHEDULE NO. 2945-021-18-020
 PROPERTY OWNER Ted Albright
 OWNER'S PHONE 242-8662
 OWNER'S ADDRESS 2660 Dahlia CT
 CONTRACTOR Alpine Fence
 CONTRACTOR'S PHONE _____
 CONTRACTOR'S ADDRESS _____
 FENCE MATERIAL Cedar
 FENCE HEIGHT 6' + 4'



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 R5F-4
 SPECIAL CONDITIONS _____

SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater.
 Side 7' from PL Rear 25' 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 Ted Albright
 Community Development's Approval C. Kaye Nelson
 City Engineer's Approval (if required) _____

Date 6/12/01
 Date 6/12/01
 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)

MENT LOCATION CERTIFICATE

2660 DAHLIA COURT

3742

N 89°59'56" E

100.00'

222.06'

193.22'

6' Fence

4'6" Fence

Irrigation Easement

ONE STORY STUCCO

Patio

Bar

14' MULTI-PURPOSE EASEMENT

R=778.00'
CH=84.65'
S 72°03'07" W

R=822.00'
CH=13.33'
N 69°23'52" E

DAHLIA COURT

18" E

S 65°37'16" E

N 00°01'42" E

S 00°01'42" W

12.3' 25.2' 9.0' 42.0' 37.0' 9.8' 2.0' 5.0' 7.5' 8.5' 35.2' 23.2' 11.0' 2.8' 7.7' 14.0' 5.5' 11.2' 5.0' 15.8'

2.0' 21.5'

60'