

FEE-\$10.00

PERMIT # 11549



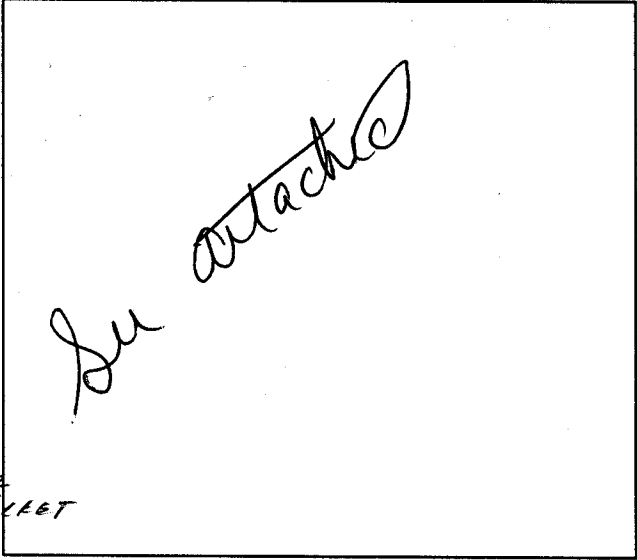
FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

Handwritten initials

PLOT PLAN

PROPERTY ADDRESS 675 GEMSTONE CT #A
TAX SCHEDULE NO 2945-032-74-013
PROPERTY OWNER KIVA LUXURY HOMES
OWNER'S PHONE 234-4000
OWNER'S ADDRESS 656 E. CLIFF DR.
CONTRACTOR KIVA LUXURY HOMES
CONTRACTOR'S PHONE 234-4000
CONTRACTOR'S ADDRESS 656 E. CLIFF DR.
FENCE MATERIAL FRONT: STUCCO / REMAINDER: CEDAR PICKET
FENCE HEIGHT FRONT: 6' / REMAINDER: 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 RD
SPECIAL CONDITIONS

SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater. Side 5' from PL Rear 23' 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.

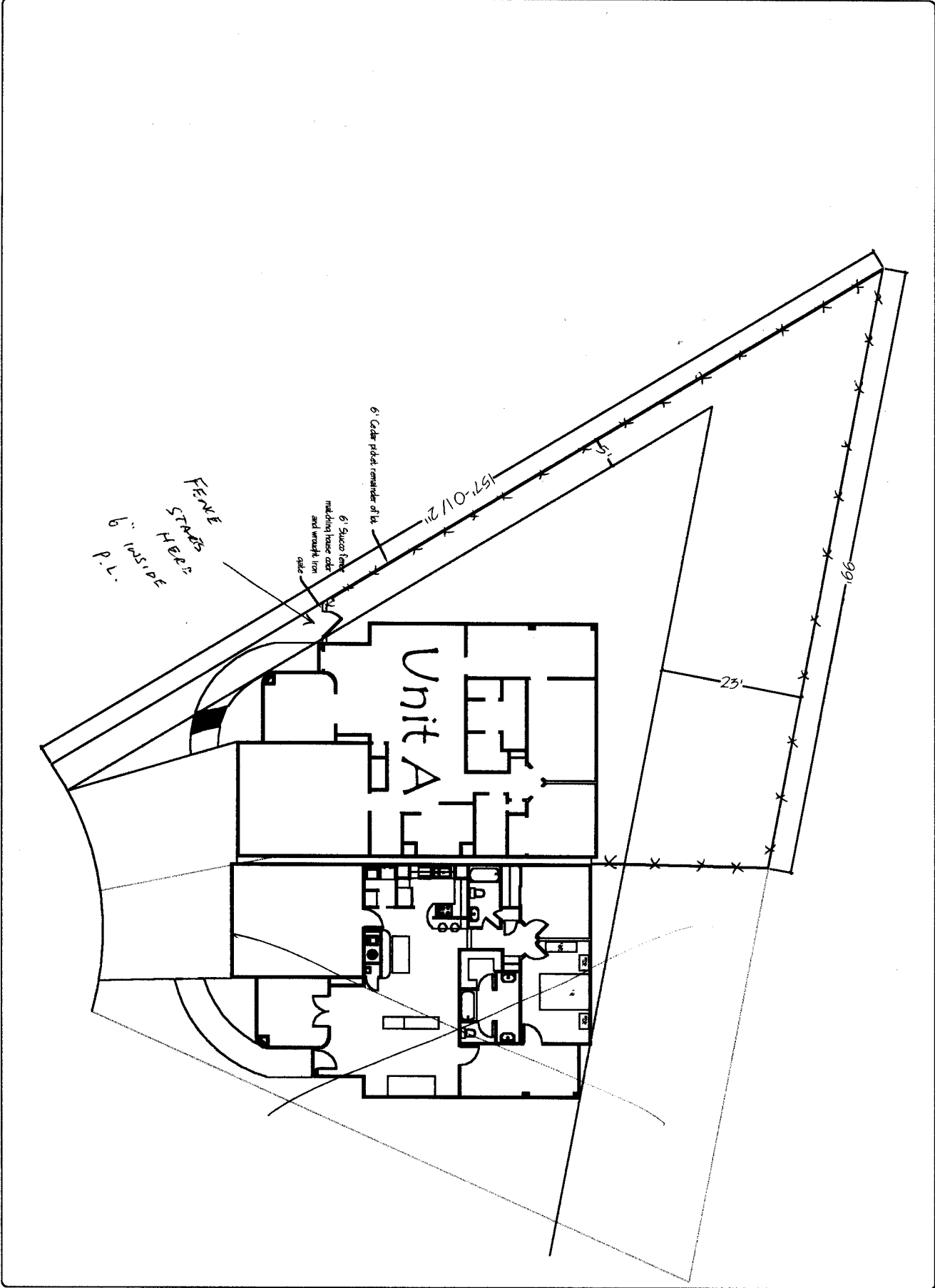
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply.

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 Nov. 1, 2001
Date 10/1/01
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)



Street	None
Lot #	1
The Name	675 GEMSTONE
The Name	DIAMOND RIDGE
The Name	Unit A
Sub	None

**675 Gemstone Unit A**  
**Diamond Ridge**  
 Filing 1, Block 2, Lot 1A + 1B

656 E. Cliff Dr  
 Grand Jct. CO 81506  
 Office: (970) 255-9399  
 Fax: (970) 255-8998

**KIVA**  
 HOMES

