

FEE \$10.00

PERMIT # 11207

AC



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 690 26 ROAD

TAX SCHEDULE NO 2945-022-00-946
2945-022-05-946

PROPERTY OWNER Grand Valley Irrigation Co.

OWNER'S PHONE 970-242-2762

OWNER'S ADDRESS 688 26 Road, Gr Jct CO 81506

CONTRACTOR Owner

CONTRACTOR'S PHONE 970-242-2762

CONTRACTOR'S ADDRESS 688 26 Rd, Gr Jct CO 81506

FENCE MATERIAL Steel post, wood pickets

FENCE HEIGHT 6'0"

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 RSF-1

SPECIAL CONDITIONS _____

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

Side 15' from PL Rear 30' 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 *Charles G. Guenther*

Community Development's Approval *C. Faye Nelson*

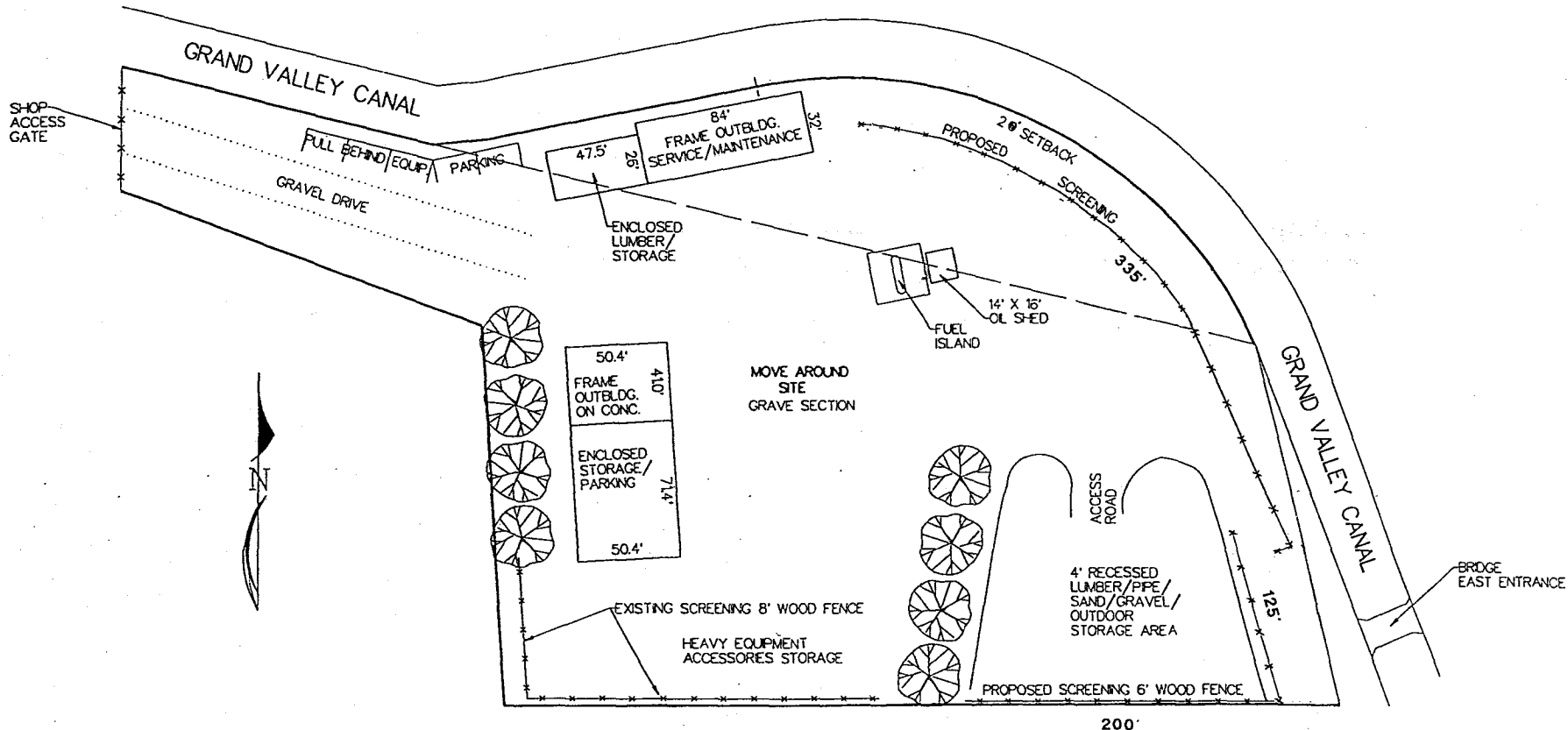
City Engineer's Approval (if required) _____

Date 8/02/01

Date 8/7/01

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)

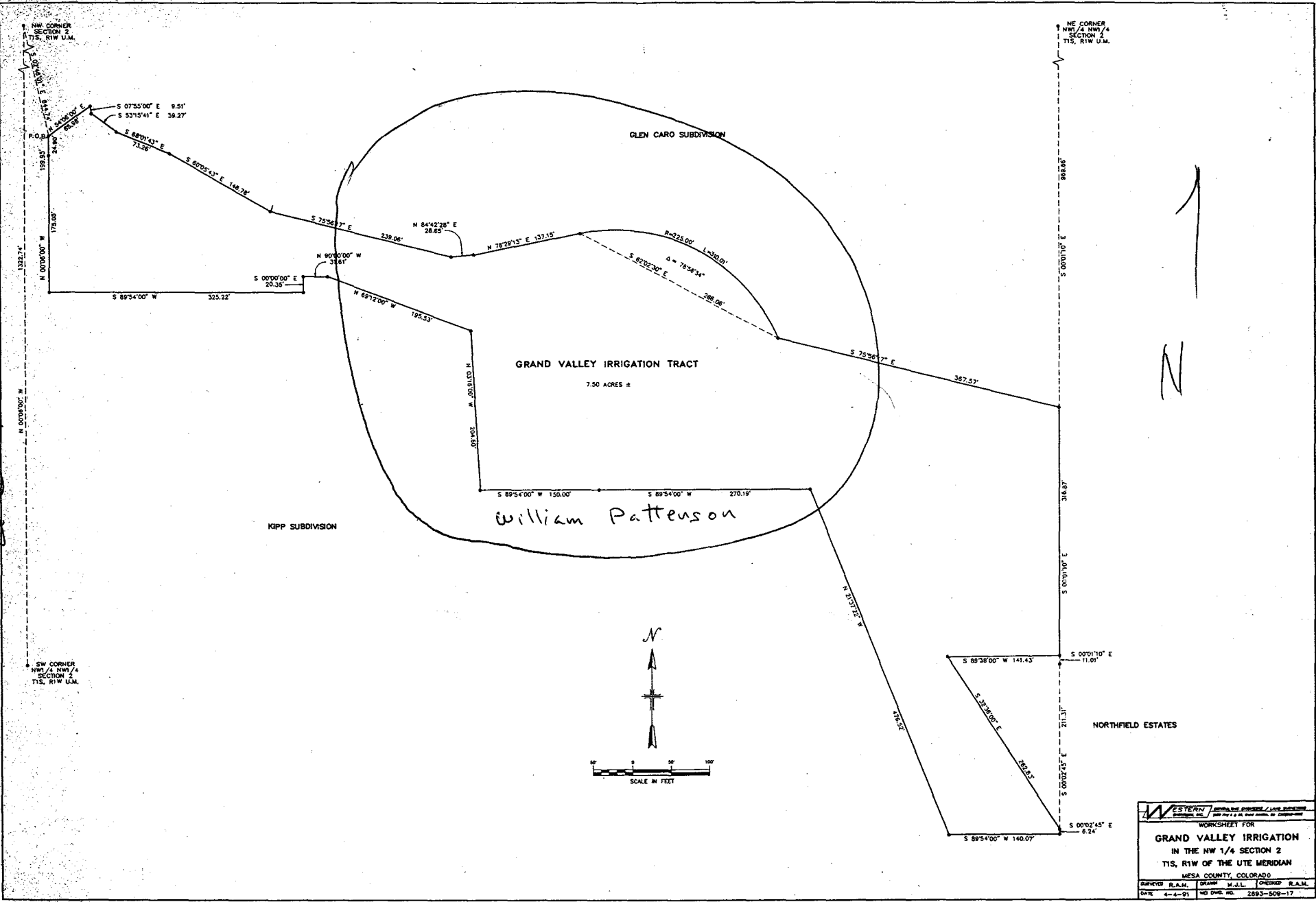


SHOP SITE

134,267 SQ. FT.
3.10 ACRES

G RD

260 ROAD



NW CORNER
SECTION 2
T1S, R1W U.M.

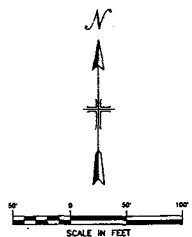
S 07°55'00" E 9.51'
S 53°15'41" E 39.27'

P.O.C. 24.80'
S 48°01'43" E 71.28'

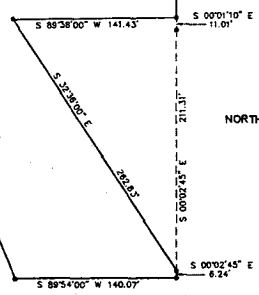
NE CORNER
NW/4 NW/4
SECTION 2,
T1S, R1W U.M.

S 89°54'00" W 318.87'

SW CORNER
NW/4 NW/4
SECTION 2
T1S, R1W U.M.



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WESTERN SURVEYING & LAND SYSTEMS

WORKSHEET FOR

GRAND VALLEY IRRIGATION

IN THE NW 1/4 SECTION 2
T1S, R1W OF THE UTE MERIDIAN

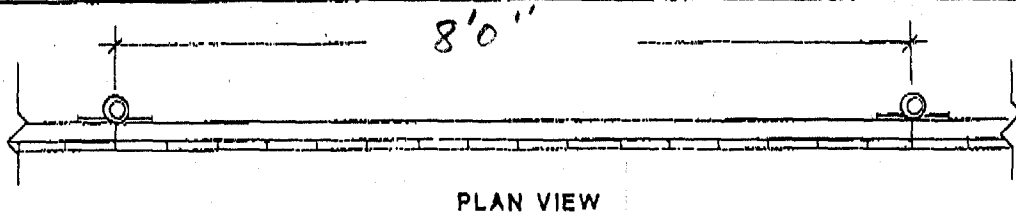
MESA COUNTY, COLORADO

BY R.A.M. DRAWN M.J.L. CHECKED R.A.M.

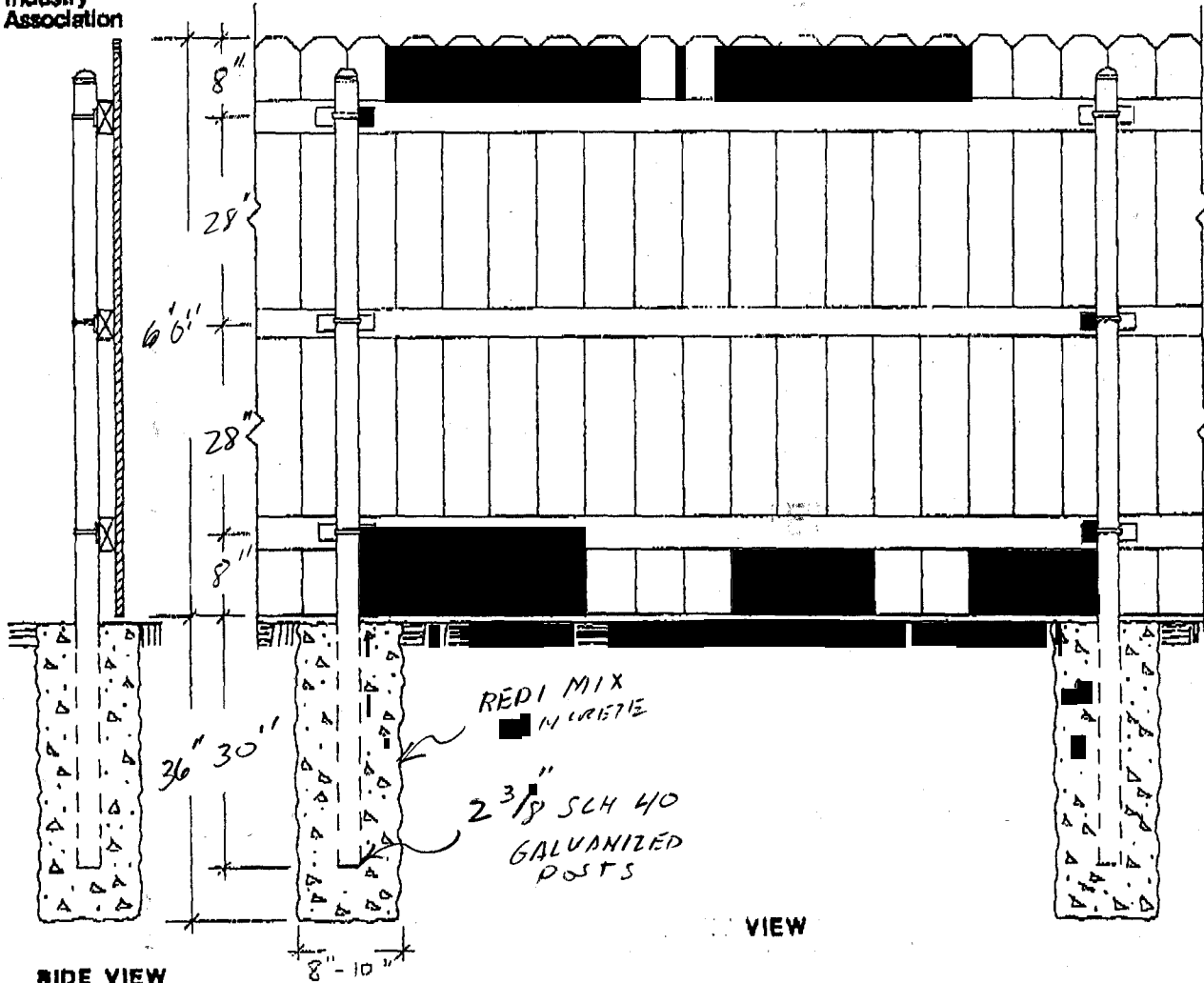
DATE 4-4-91 NO. AND NO. 2893-509-17



International
Fence
Industry
Association



PLAN VIEW



SIDE VIEW

6' SOLID BOARD FENCE / STEEL POST DETAIL

STYLE:

NTS

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SPECIFICATIONS			PROJECT	
COMPONENT	DIMENSIONS	MATERIAL	GRAND VALLEY IRRIGATION CO.	
BACK RAILS	2 x 4 x 8		OWNER/GEN. CON. SAME	
POSTS	2 3/8 x 8' x		SUBMITTED BY SAME	
PICKETS	1 x 6 x 6		DRAWING NO.	
FOOTING	8'-10" DIA X 30" DEEP		DATE 7/30/01	
NAILS	Screws or Nails			
TOP DESIGN				