



FENCE PERMIT

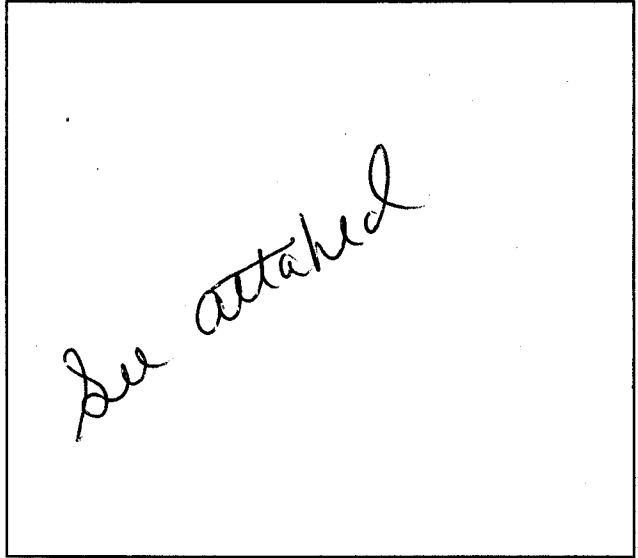
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

AK

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 454 SNOW MESA CT
 TAX SCHEDULE NO 2947-272-00-044
 PROPERTY OWNER GENE NELSON
 OWNER'S PHONE 242-8060
 OWNER'S ADDRESS 454 SNOW MESA CT
 CONTRACTOR AMERICAN PROPERTIES
 CONTRACTOR'S PHONE 858-1490
 CONTRACTOR'S ADDRESS 2099 K RD/FRUITA
 FENCE MATERIAL STUCCO WALL
 FENCE HEIGHT 4' to 5'



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). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD SETBACKS: Front 15' from property line (PL) or _____ from center of ROW, whichever is greater.
 SPECIAL CONDITIONS 6' allowed at 15' back per plat 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 4.1.J 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.

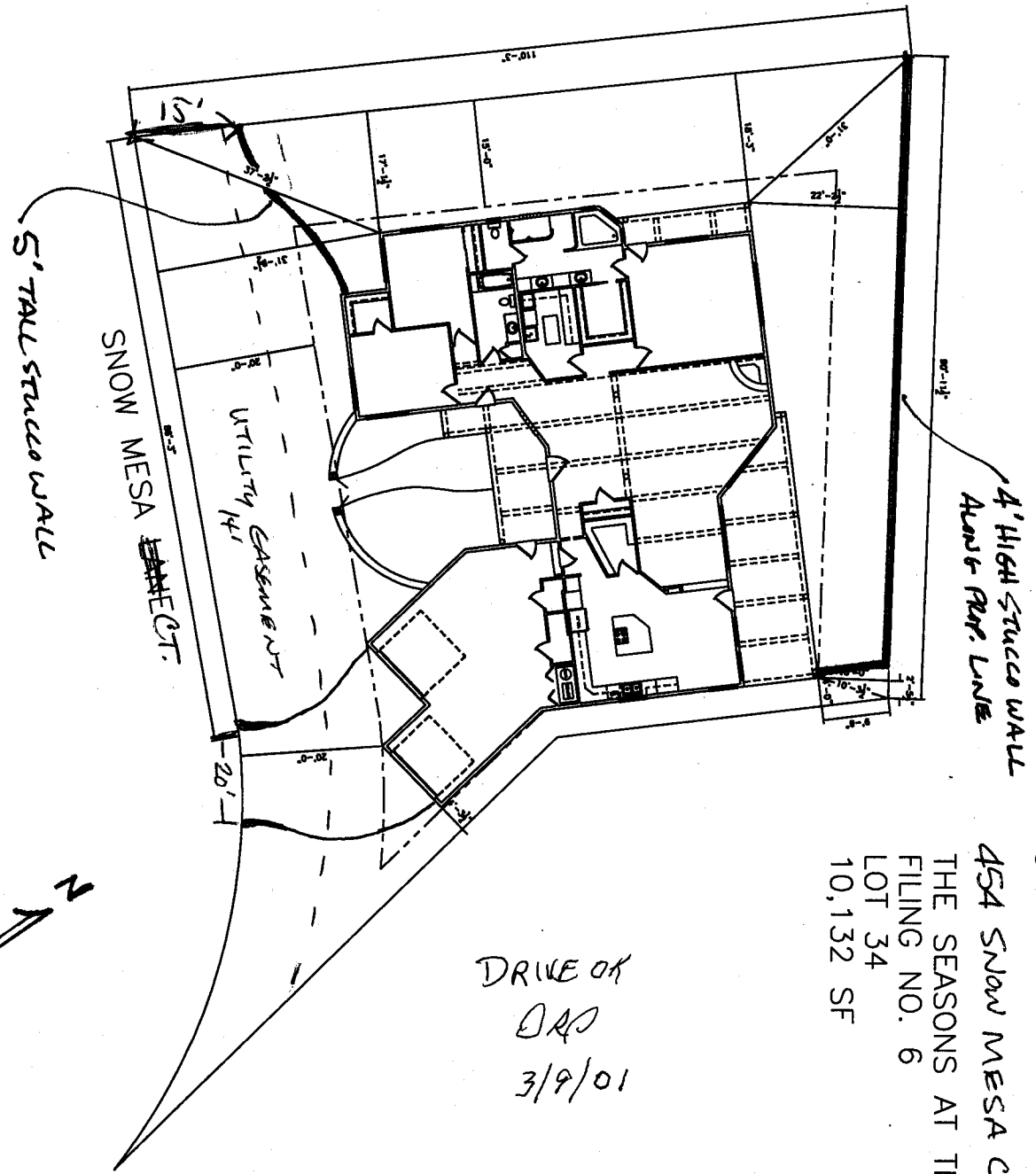
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature *Gene Nelson* Date 3/11/02
 Community Development's Approval *C. Taylor Nelson* Date 3/12/02
 City Engineer's Approval (if required) _____ Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

NOTES:
1. IT IS THE RESPONSIBILITY OF THE APPLICANT OR OWNER TO VERIFY DETAILS
AND DIMENSIONS FROM A CORNER TO CORNER.

ACCEPTED *4/18/01* *Dragon* *3/14/01*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



PLOT PLAN
SCALE: *1/8" = 1'-0"* (EXCEPT WHERE NOTED)
NONE

2947-272-00-044
454 SNOW MESA CT.
THE SEASONS AT TIARA RADO
FILING NO. 6
LOT 34
10,132 SF

DRIVE ON
OAS
3/9/01

Design Review Committee

The Seasons at Tiara Rado Subdivision

Post Office Box 10

Grand Junction, CO 81502

March 11, 2002

COMMUNITY PLANNING
City Hall
250 North 5th Street
Grand Junction, CO. 81501

RE: 454 SNOW MESA COURT

TO WHOM IT MAY CONCERN:

In connection with the approval of the landscape plan for the above referenced property, the stucco wall in the front of the property was approved on January 17, 2002.

The back stucco wall for the above referenced property was approved on March 27, 2001.

Please call me if you have further questions.

DESIGN REVIEW COMMITTEE

By: 

Jack Acuff, Chairman