

FEE \$10.00

PERMIT #

11827



# FENCE PERMIT

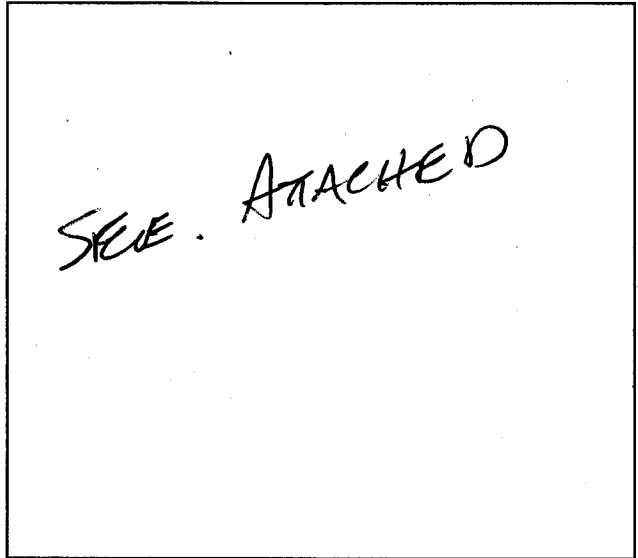
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

AC

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 456 SNOW MESA CT  
 TAX SCHEDULE NO 2945-271-15-033  
 PROPERTY OWNER BILL STEWART  
 OWNER'S PHONE \_\_\_\_\_  
 OWNER'S ADDRESS 456 SNOW MESA CT  
 CONTRACTOR GREG DUFF  
 CONTRACTOR'S PHONE 858-1490  
 CONTRACTOR'S ADDRESS 2099 K RD  
 FENCE MATERIAL STUCCO / FRAME  
 FENCE HEIGHT 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 \_\_\_\_\_ from property line (PL) or  
 SPECIAL CONDITIONS \_\_\_\_\_ from center of ROW, whichever is greater.  
PER PD STANDARDS 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.

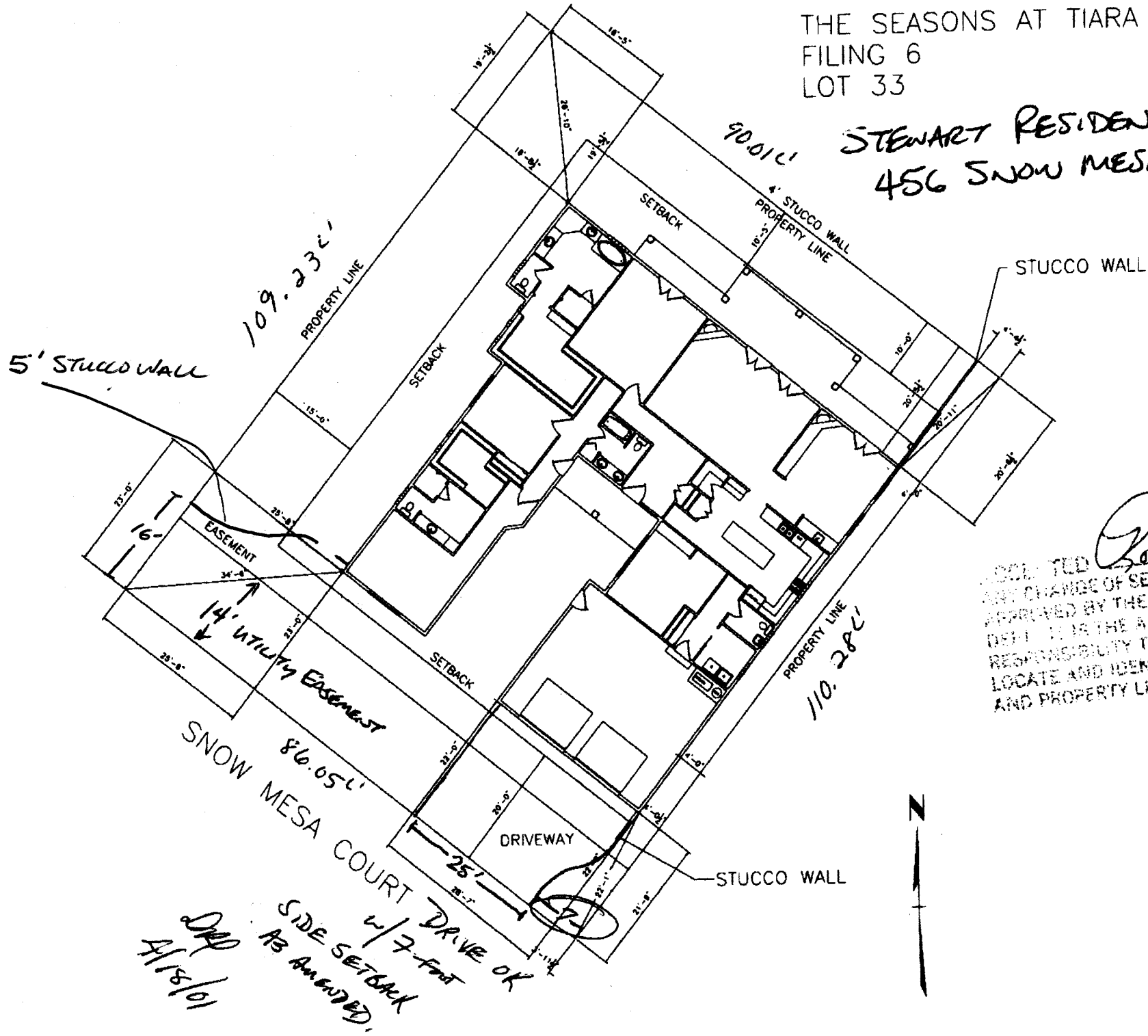
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant's Signature [Signature] Date 5.8.02  
 Community Development's Approval [Signature] Date 5.8.02  
 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)

THE SEASONS AT TIARA RADO  
FILING 6  
LOT 33

STEWART RESIDENCE  
456 SNOW MESA CT.



5' STUCCO WALL

109.23c'  
PROPERTY LINE

90.01c'

4' STUCCO WALL  
PROPERTY LINE

STUCCO WALL

EASEMENT  
14' UTILITY EASEMENT

86.05c'

SNOW MESA COURT DRIVE OK  
w/ 7-foot  
SIDE SETBACK  
AS AMENDED

110.28c'  
PROPERTY LINE

STUCCO WALL

APPROVED *Ronnie* 4/25/01  
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.

DAD  
4/18/01

4/7-foot  
SIDE SETBACK  
AS AMENDED

