



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 858 Lanai

TAX SCHEDULE NO 2701-261-33-003

PROPERTY OWNER Leonel H. Castro

OWNER'S PHONE 243-1657

OWNER'S ADDRESS Same

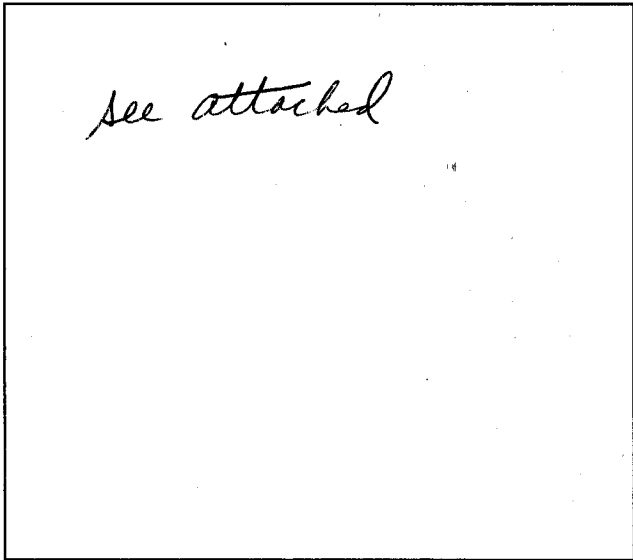
CONTRACTOR owner

CONTRACTOR'S PHONE _____

CONTRACTOR'S ADDRESS _____

FENCE MATERIAL wood

FENCE HEIGHT 6 feet



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.

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 Leonel H. Castro

Date 7-10-02

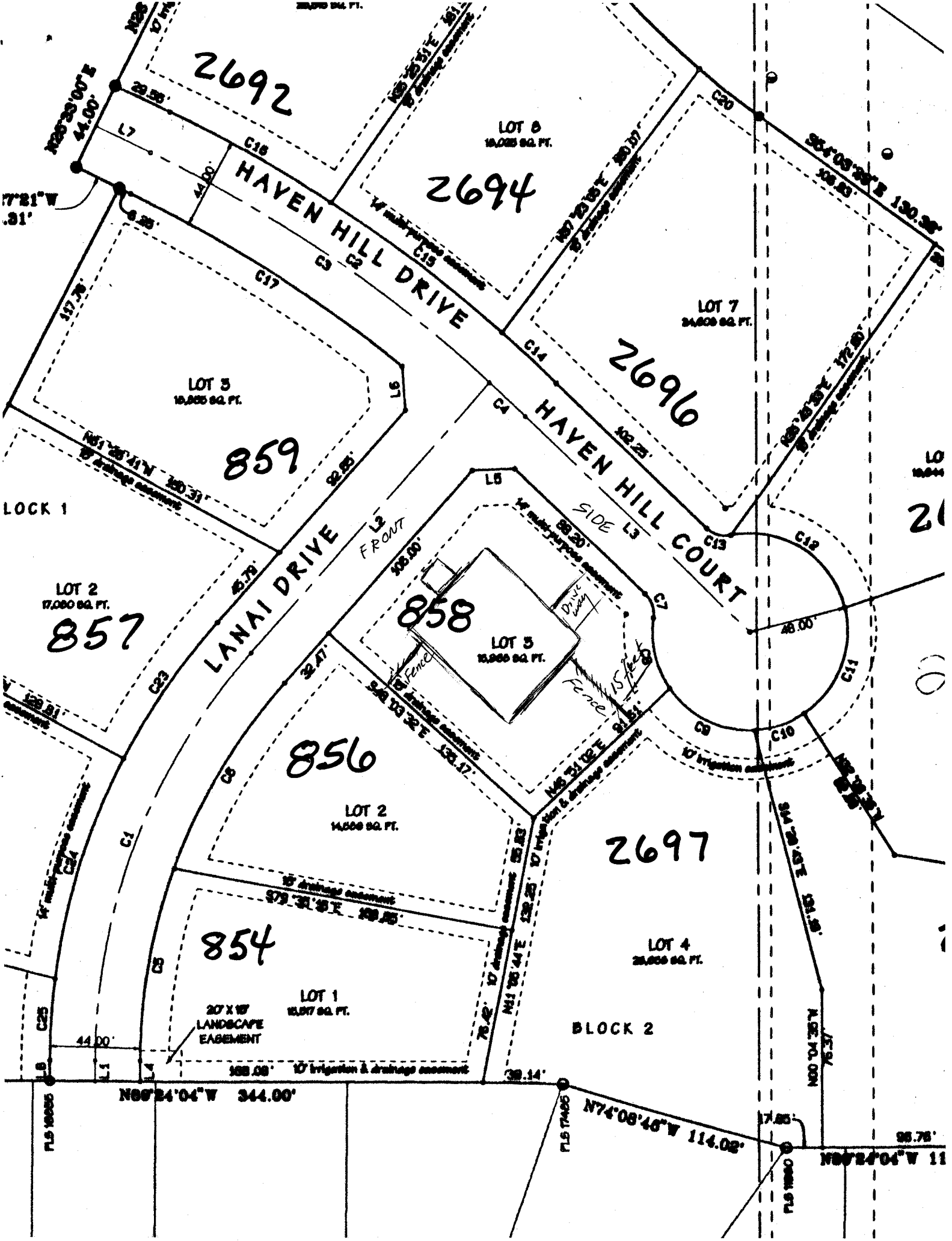
Community Development's Approval Dayleee Henderson

Date 7-10-02

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)



2692

2694

2696

859

858

857

856

854

2697

21

00

LOT 6
10,000 SQ. FT.

LOT 7
24,000 SQ. FT.

LOT 5
10,000 SQ. FT.

LOT 3
15,000 SQ. FT.

LOT 2
17,000 SQ. FT.

LOT 2
14,500 SQ. FT.

LOT 1
15,977 SQ. FT.

LOT 4
28,000 SQ. FT.

BLOCK 2

N89°24'04"W 344.00'

N74°08'48"W 114.02'

N89°24'04"W 11

HAVEN HILL DRIVE

HAVEN HILL COURT

LANAI DRIVE

FRONT

SIDE

LOCK 1

20' X 15'
LANDSCAPE
EASEMENT

15' Arched easement

10' Irrigation & drainage easement

10' Irrigation & drainage easement

15' Arched easement

10' Irrigation easement

15' POLY CON

OPEN STA

Fence

Fence

Driveway

17°21'W
.31'

N20°20'00"E
44.00'

L7

C16

44.00'

20.50'

17.00'

N89°25'51"E 103'
15' Arched easement

N87°20'00"E 200.00'
15' Arched easement

S54°09'20"E 130.30'
108.25'

N87°50'51"E 172.00'
15' Arched easement

N61°28'11"W 150.31'
15' Arched easement

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15' Arched easement

N89°24'04"W 344.00'

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N43°35'41"E 138.25'
10' Irrigation & drainage easement

S14°28'42"E 104.30'

17.85'

95.75'

N89°24'04"W 344.00'

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