

FENCE PERMIT

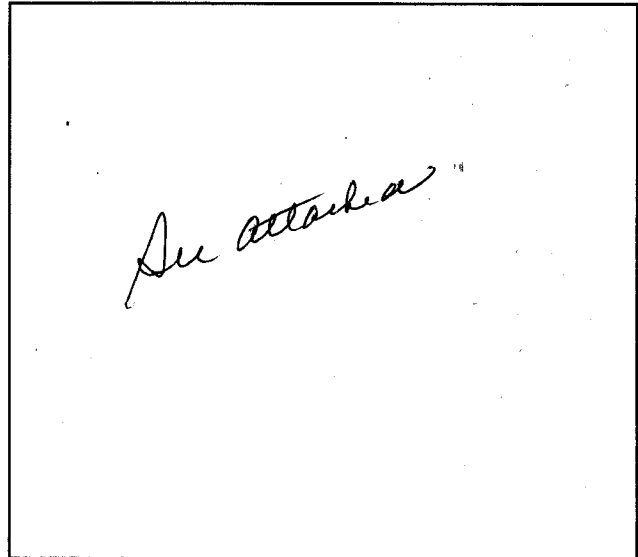
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2001 Snow Mesa Lane
 TAX SCHEDULE NO 2949-271-14-010
 PROPERTY OWNER Colorado Classic Builders, Inc.
 OWNER'S PHONE 260-2399
 OWNER'S ADDRESS 4016 Ridges Blvd. #5 - G.J.
 CONTRACTOR Same
 CONTRACTOR'S PHONE _____
 CONTRACTOR'S ADDRESS _____
 FENCE MATERIAL East Side Frt = Stucco East side Rear = Cedar
 FENCE HEIGHT F = 5' Cont'd = 3'1/2' R = 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). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD
 SPECIAL CONDITIONS _____

SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater.
 Side 4' from PL Rear 10' 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.

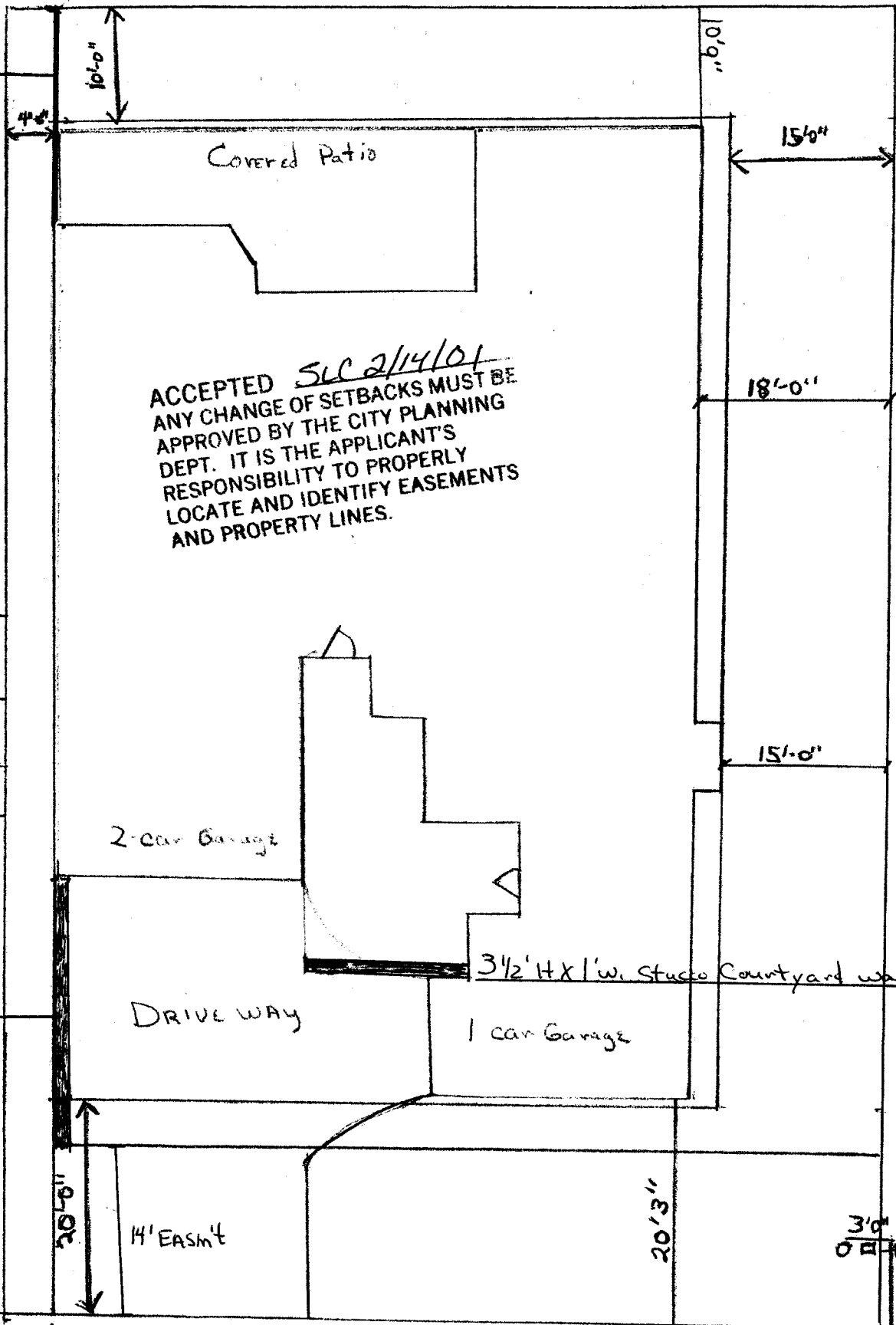
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant's Signature [Signature]
 Community Development's Approval [Signature]
 City Engineer's Approval (if required) _____

Date 2-25-2002
 Date 2-26-2002
 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)

80' North



ACCEPTED SLC 2/14/01
 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.

6' H - matching
 Rear Dev. fence

4'-0"

16'-0"

15'-0"

18'-0"

15'-0"

122'

120'-9-3/4"

4' EASMT

22'-0"

80'

80' North

80' South

6'-0"

4'-0"

3'-0" UTILITIES 7'-0"

20'-0"

20'-3"

3 1/2' H x 1' W Stucco Courtyard wall

1 car Garage

2-car Garage

DRIVE WAY

Covered Patio

East

West

East WALLS are
 mandatory by
 "The Seasons"
 at Tiana Rado
 filing #5

5' tall 1' W.
 stucco wall

2061 Snow Mesa Lane

for fence permit

Colorado Classic Builders, Inc

Drive gate
 C. A. Rado
 R. P. R. D.
 2/13/01