

FEE \$10.00

PERMIT # 11896



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

Handwritten initials 'ac' in a circle

PLOT PLAN

PROPERTY ADDRESS 2611 Kelly Drive

TAX SCHEDULE NO 2701-352-00-103

PROPERTY OWNER Dieter and Carina Sander

OWNER'S PHONE 242-6199 or 872-4369 (Hotchkiss)

OWNER'S ADDRESS POB 2059 Hotchkiss CO 81419

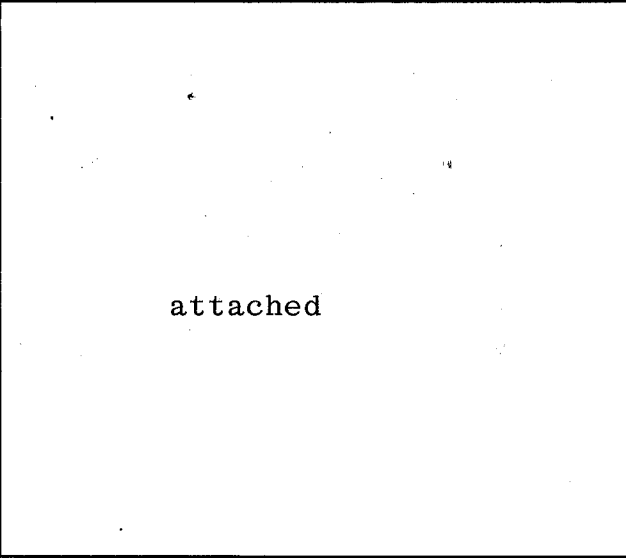
CONTRACTOR Owner

CONTRACTOR'S PHONE

CONTRACTOR'S ADDRESS

FENCE MATERIAL Wood and steel mesh

FENCE HEIGHT Dog fence 5 ft. Split Rail 4 ft.



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 RSF-B

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

SPECIAL CONDITIONS

Side 0' from PL Rear 0' 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 [Handwritten Signature]

Date Sep. 15, 2002

Community Development's Approval [Handwritten Signature]

Date 9/18/02

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)

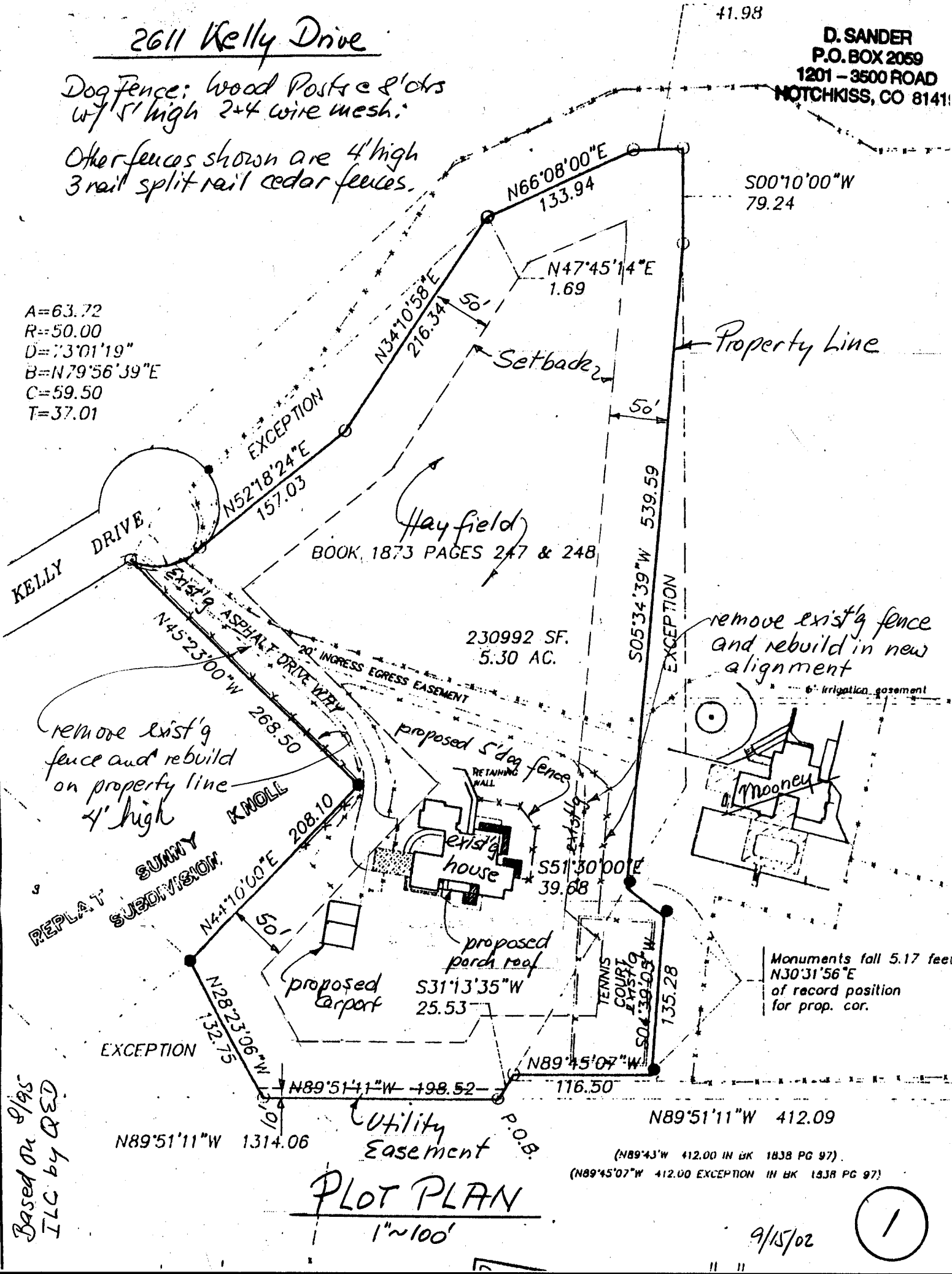
2611 Kelly Drive

Dog Fence: wood Posts & dots w/ 5' high 2x4 wire mesh.

Other fences shown are 4' high 3 rail split rail cedar fences.

D. SANDER
P.O. BOX 2059
1201 - 3500 ROAD
NOTCHKISS, CO 81411

- A=63.72
- R=50.00
- D=73°01'19"
- B=N79°56'39"E
- C=59.50
- T=37.01

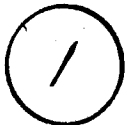


PLOT PLAN

1"=100'

Based on 8/1/05
ILC by QED

9/15/02



(N89°43'W 412.00 IN BK 1838 PG 97)
(N89°45'07"W 412.00 EXCEPTION IN BK 1538 PG 97)

Monuments fall 5.17 feet
N30°31'56"E
of record position
for prop. cor.

BOOK, 1873 PAGES 247 & 248

230992 SF.
5.30 AC.

remove exist'g fence
and rebuild in new
alignment

remove exist'g
fence and rebuild
on property line
4' high

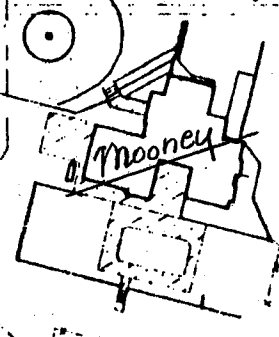
SUNNY
KNOLL

exist'g
house

proposed
porch roof

proposed
carport

TENNIS
COURT



Utility
Easement

P.O.B.

EXCEPTION

EXCEPTION

EXCEPTION

Setback

Property Line

KELLY DRIVE

EXIST'G ASPHALT DRIVE W/RY

proposed 5' dog fence

RETAINING WALL

6' Irrigation easement

N00°15'00"E
41.98

S00°10'00"W
79.24

N66°08'00"E
133.94

N47°45'14"E
1.69

N34°10'58"E
216.34

N52°18'24"E
157.03

S05°34'39"W
539.59

N45°23'00"W
268.50

N44°10'00"E
208.10

S51°30'00"E
39.68

S31°13'35"W
25.53

S04°39'09"W
135.28

N89°51'41"W
198.52

116.50

N89°51'11"W
412.09

N89°51'11"W
1314.06

N28°23'06"W
132.75

50'

50'

50'

50'

50'

50'

50'

50'

50'

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50'

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50'

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50'

50'