

FENCE PERMIT

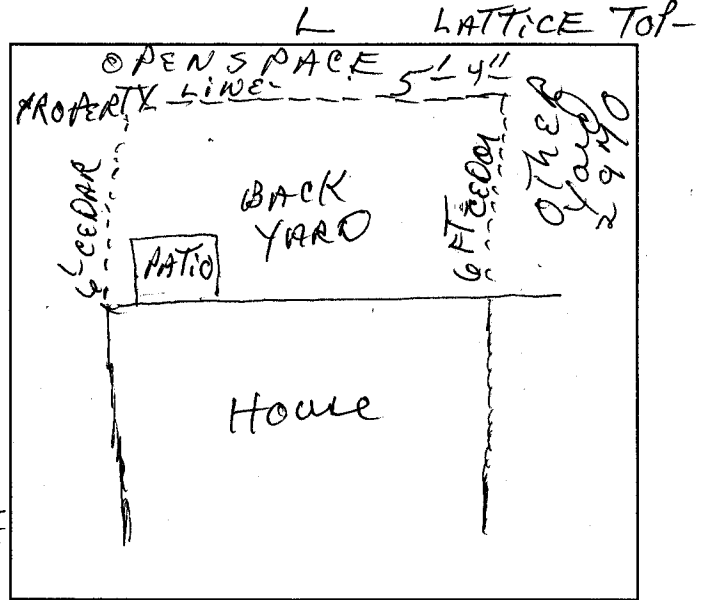
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PRQPERTY ADDRESS 2968 Brookside Dr.
 TAX SCHEDULE NO 2943-051-72-022
 PROPERTY OWNER Wald Properties
 OWNER'S PHONE 523-5555
 OWNER'S ADDRESS 7860 Valley
 CONTRACTOR Grace Homes
 CONTRACTOR'S PHONE 523-5555
 CONTRACTOR'S ADDRESS 7860 Valley Ct.
 FENCE MATERIAL CEODAR 4" Picket w/ LATTICE
 FENCE HEIGHT 5' 4 1/2' solid plus lattice maximum height

PLOT PLAN



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 Fence next to open space may be 4 1/2' solid w/ One foot lattice on top for a total height of 5 1/2'. _____ 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 Monica Kuta Date 10-24-02
 Community Development's Approval Gaylen Henderson Date 10-24-02
 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)

IRRIGATION
EASEMENT N 89°43'55" W

STIX
LOT
SF - AS
4,500 S.F.

LOT 2968
BROOKSIDE DR
LOT 2970
Brook Side

PROPOSED EASEMENT
45.00'

3'55" E
S 89°43'55" E
208.07'
N 89°43'55" W
172.50'

211.36'
76.36'

28
Fence to be Lattice on top

6' Cedar fence
27.20' Long
27.20'
27.20'
27.20'
27.20' Long

Approved Plan

OX-BOW ROAD (RIGHT-OF-WAY)

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND MARK EASEMENTS AND PROPERTY LINES.

11-28-09

Drive to be paved

27.73'

100.00'

100.00'

22.70'

22.70'

22.70'

5.37'

30'

19.5'

25.16'

22.70'

22.70'

45.00'

27.20'

9.63'

9.62'

27'-9 7/8"

20'

22.70'

22.70'

22.70'

28.85'

28.85'

9.5'

9.5'

22'-9 7/8"

20'

22.70'

22.70'

22.70'

27.20'

27.20'

30'

27'-9 7/8"

19.5'

39.82'

22.70'

22.70'

22.70'

45.71'

28.70'

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