

FENCE PERMIT

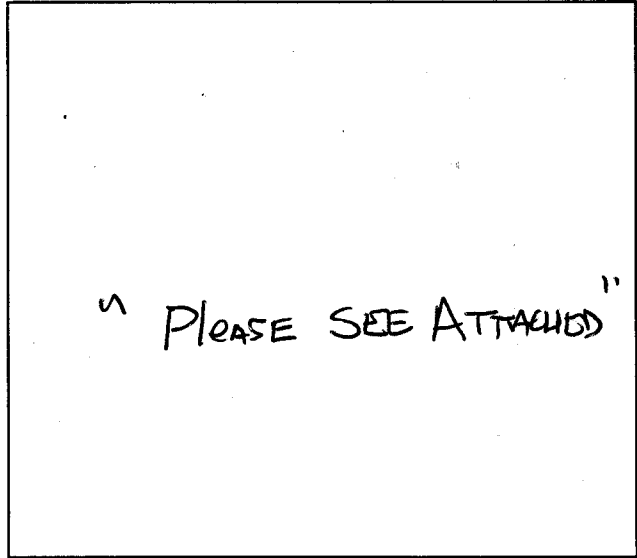
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 3525 HOLLOW COURT  
 TAX SCHEDULE NO 2945-014-51-007  
 PROPERTY OWNER MONUMENT HOMES  
 OWNER'S PHONE 759 HORIZON DRIVE  
 OWNER'S ADDRESS SAME AS ABOVE  
 CONTRACTOR \_\_\_\_\_  
 CONTRACTOR'S PHONE 234-7700  
 CONTRACTOR'S ADDRESS \_\_\_\_\_  
 FENCE MATERIAL CEDAR  
 FENCE HEIGHT 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 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 [Signature]  
 Community Development's Approval [Signature]  
 City Engineer's Approval (if required) \_\_\_\_\_

Date 12/18/02  
 Date 12/20/02  
 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)

27 1/2 ROAD

SCALE: 1" = 20'



TRACT C

N 02°06'59" E

N 00°00'59" E

91.89'

8.11'

20' REAR SETBACK

37.99'

16.54'

S 89°51'56" E

93.17'

10' SIDE SETBACK

LOT 6

GATE

3525 HOLLOW COURT  
THE KNOLLS SUBDIVISION  
FILING 4

10' SIDE SETBACK

S 89°51'56" E

LOT 8

10.46'

152.00'

GATE

DRIVE OK  
24

12/23/02

12/26/02

10' SIDE SETBACK

N 55°08'00" E

20' FRONT SETBACK

45.42'

26.46'

13.65'

12.38'

S 00°00'59" W

HOLLOW COURT

ACCEPTED *Clayton*  
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.

DATE: 11-21-02  
JOB NO. 4030.00-55

LOT 5