

FEE \$40.00

PERMIT #

11670

FENCE PERMIT

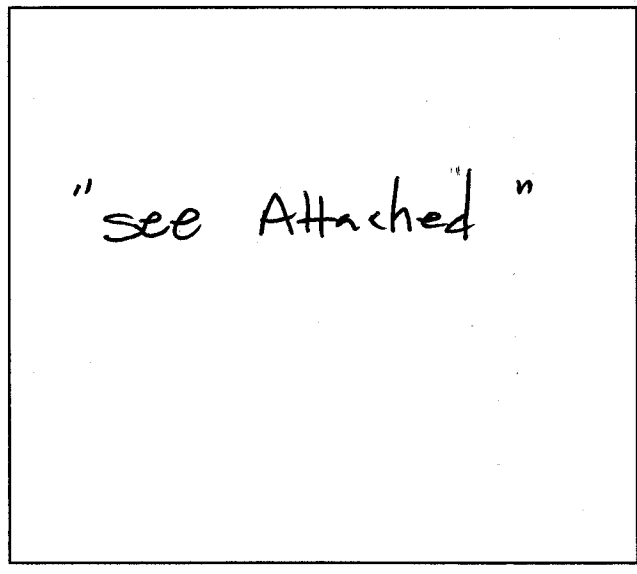
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2225 PIAZZA WAY
 TAX SCHEDULE NO 2945-014-52-002
 PROPERTY OWNER MONUMENT Homes
 OWNER'S PHONE 234-7700
 OWNER'S ADDRESS 759 HORIZON DRIVE
 CONTRACTOR Monument Homes
 CONTRACTOR'S PHONE 234-7700
 CONTRACTOR'S ADDRESS 759 HORIZON DRIVE
 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 3/15/03
 Date 3/17/03
 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)

PIAZZA WAY

14' MULTI-PURPOSE EASEMENT

20' FRONT SETBACK

2225 PIAZZA WAY
THE KNOLLS SUBDIVISION
FILING 4

LOT 3
BLOCK 3

LOT 1
BLOCK 3

20' REAR SETBACK

10' IRRIGATION EASEMENT

11.25' GATE

10' SIDE SETBACK

10' SIDE SETBACK

S 10°57'32" E

103.85'

27.99'

27.99'

36.70'

N 76°59'27" E

109.32'

S 08°44'00" E

116.71'

N

SCALE: 1" = 20'

DATE: 2-12-03
JOB NO. 4030.00-58