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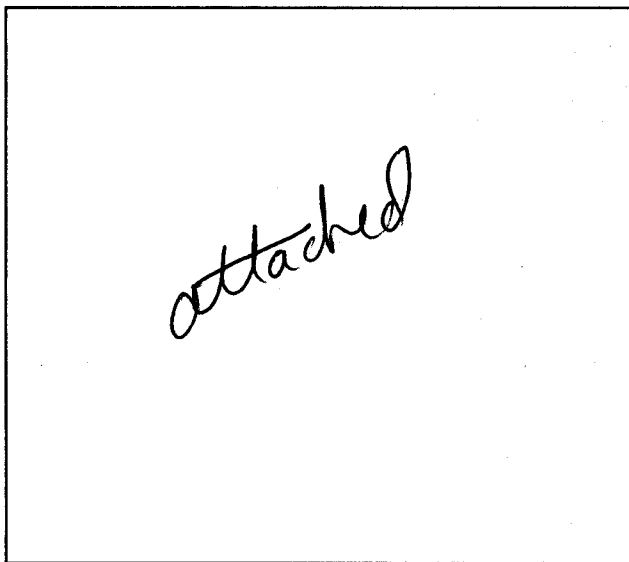


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 460 SNOW MESA CT.
TAX SCHEDULE NO 2947-271-15-031
PROPERTY OWNER SEASONS @ TIARA RADO ASSOC.
OWNER'S PHONE 242-9482
OWNER'S ADDRESS 2067 SNOW MESA LN.
CONTRACTOR AMERICAN PROPERTIES LLC
CONTRACTOR'S PHONE 858-1490
CONTRACTOR'S ADDRESS 2099 K RD.
FENCE MATERIAL STUCCO WALL
FENCE HEIGHT 6' MAX.



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 RD
SPECIAL CONDITIONS note # 4 on plot allows 15' from front prop line
SETBACKS: Front 15' from property line (PL) or 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.

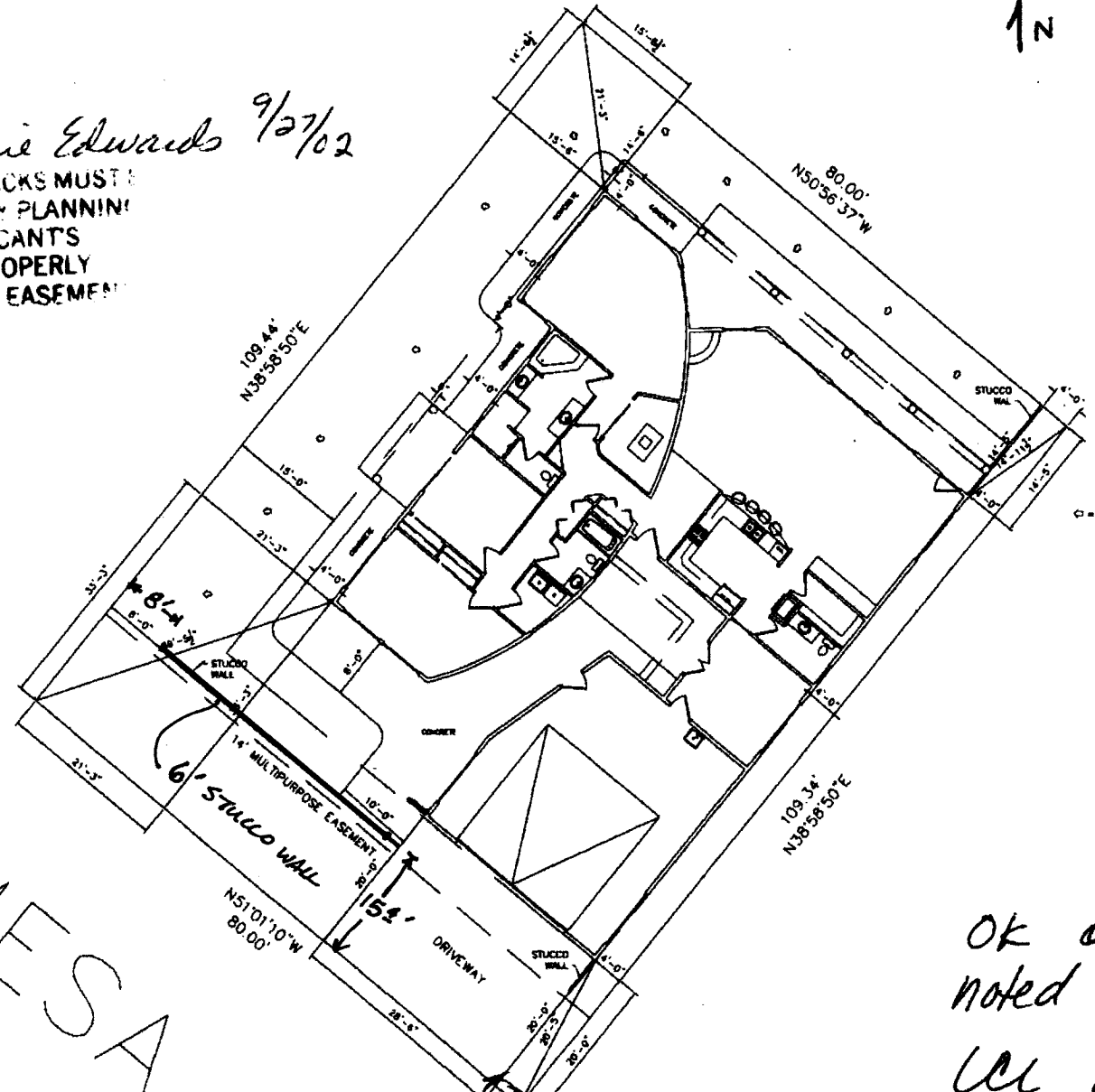
Applicant's Signature Gregory Schuff Date 3/5/03
Community Development's Approval C. Jay Gibson Date 3/5/03
City Engineer's Approval (if required) Date

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)

1N

Connie Edwards 9/27/02

RETRAKS MUST
PLANNING
APPLICANT'S
PROPERLY
IDENTIFY EASEMENT



SNOW MESA CT

LOT 31
8,751
sq. ft.

OK with
noted change
UC 9/26/02

Driveway
Needs to be 5'
min from PL (JP)