

FEE \$10.00

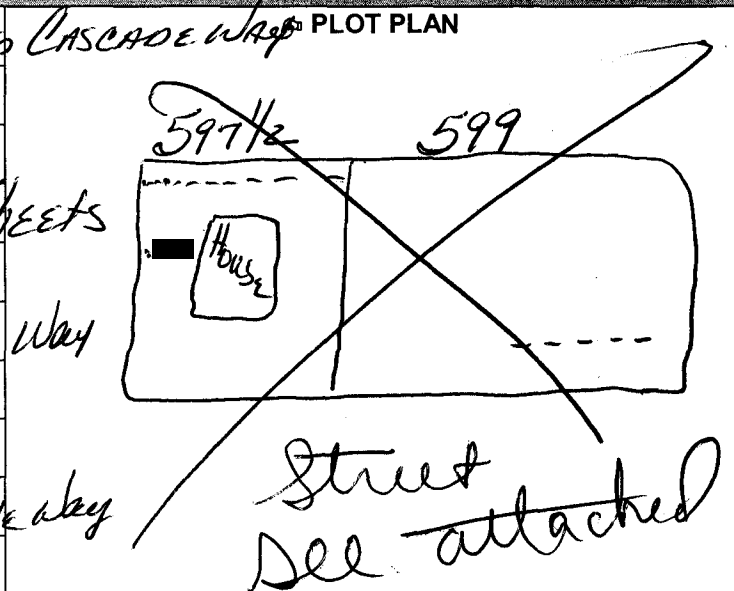
PERMIT # 12454



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 597 1/2 + 599 Ariano Cascade Way
PROPERTY TAX NO:
SUBDIVISION: THE FALLS
PROPERTY OWNER: D'Ann Sedillo/Sheets
OWNER'S PHONE: 970-245-8427
OWNER'S ADDRESS: 597 1/2 Ariano Cascade Way
CONTRACTOR NAME: SELF
CONTRACTOR'S PHONE: 970-245-8427
CONTRACTOR'S ADDRESS: 597 1/2 Ariano Cascade Way
FENCE MATERIAL & HEIGHT: Privacy - 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 SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS 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] Date 7/8/03
Community Development's Approval [Signature] Date 7/8/03
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)

S89°50'00"W 2624.17 (BASIS OF BEARINGS)

1932.82  
W CORNER  
SECTION 7  
T5S, R1E, U.M.

131.21

560.14

"F" (PATTERSON) ROAD

50.01

N0174°34'W

existing

S89°50'00"W

82.77

55' utility easement  
SIGN & FENCE ESMT.  
FORMALLY "TRACT A"

A=31.42  
R=20.00  
D=90°00'00"  
B=N45°10'00"W  
C=28.28  
T=20.00

120.02

1  
12111 SF.  
0.28 AC.

100.00

27.5 27.5

S89°50'00"W

100.32

2  
6494 SF.  
0.15 AC.

500°10'00"E 399.00

GRAND CASCADE

COURT

S0174°34'E 380.07

65.01

10' utility easement

3  
6415 SF.  
0.15 AC.

S89°50'00"W

99.30

10' utility easement

65.00

N007°10'00"W 329.00

GRAND CASCADE WAY

65.01

10' utility easement

S89°50'00"W

98.07

4  
6335 SF.  
0.15 AC.

65.00

S89°50'00"W

96.85

27.5 27.5

LOT 5  
THE FALLS  
PLANNING NO. 13 1/2

HERITAGE HOMES THE FALLS

FILING  
AMENDED NO

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY NO. 5 RE-BAR
- └ SET NO. 5 RE-BAR W/CAP L.S. 16-