

FEE \$10.00

PERMIT # 12533



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 29 3/8 FRD TO 604
PROPERTY TAX NO: OPEN SPACE
SUBDIVISION: DEL MAR
PROPERTY OWNER: DEL MAR HOA
OWNER'S PHONE:
OWNER'S ADDRESS:
CONTRACTOR NAME: HOA
CONTRACTOR'S PHONE:
CONTRACTOR'S ADDRESS:
FENCE MATERIAL & HEIGHT: SPLIT RAIL 3'

PLOT PLAN

See Attached

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 will be from center of ROW, whichever is greater.
along sidewalk only 3' High split rail 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.

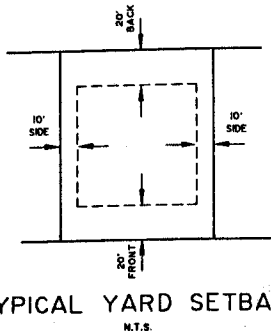
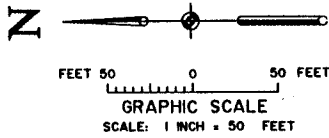
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature
Community Development's Approval
City Engineer's Approval (if required)

Date 9-4-2003
Date 9/4/03
Date

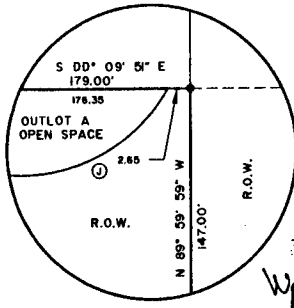
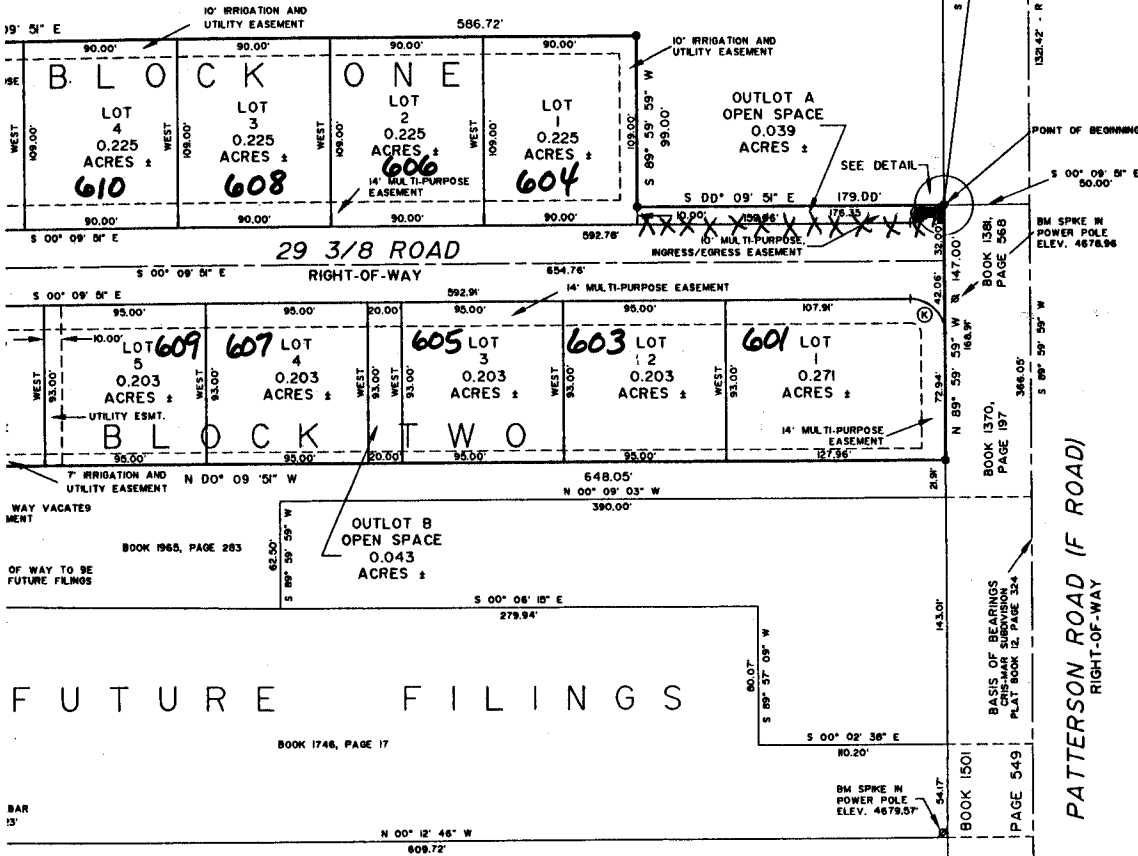
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

SECTION 5, T. 1 S., R. 1 E., U.M., MESA COUNTY, COLORADO



- LEGEND**
- ⊕ FOUND IN PLACE, MESA COUNTY SURVEY MARKER, AS DESCRIBED
  - SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE MARKED, BANNER INC. 20632
  - FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED, BANNER INC. 20632

*FILE # FPP-95-13*  
*TCP - \$500<sup>00</sup>*  
*PR - 3.1*  
*Census - 11*  
*traffic 45*



*02-19-1995*

**FINAL PLAT OF FILING 2  
 DEL-MAR SUBDIVISION  
 SECTION 5, T. 1 S., R. 1 E., U.M.  
 MESA COUNTY, COLORADO**

**BANNER ASSOCIATES, INC.  
 GRAND JUNCTION, COLORADO**

SCALE: 1" = 50'	JOB NO: 8291-07	DATE: 10-11-95	SHEET NO: 2 of 2
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