

FEE \$10.00

PERMIT # 12408



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 2757 Cheyenne
PROPERTY TAX NO: 2945-244-09-001
SUBDIVISION: Kelly Sub.
PROPERTY OWNER: NWPD Inc.
OWNER'S PHONE: 248-5457
OWNER'S ADDRESS: 667 24 1/2 Rd
CONTRACTOR NAME: SRH Const.
CONTRACTOR'S PHONE: 248-5457
CONTRACTOR'S ADDRESS: 667 24 1/2 Rd
FENCE MATERIAL & HEIGHT: 6'-Vinyl

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 RMF-5
SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS
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).

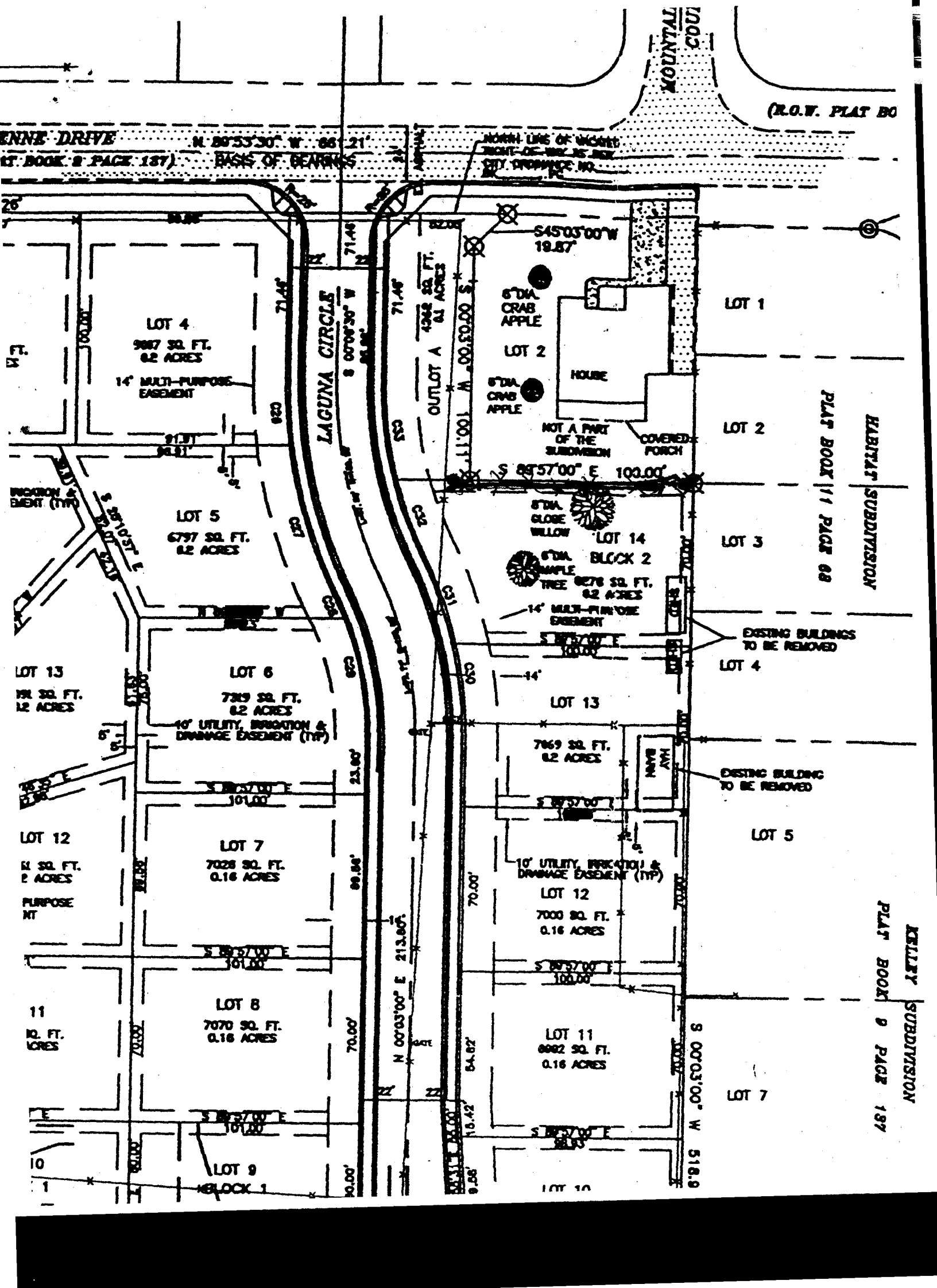
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 6-3-03
Date 6/3/03
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)



ENNE DRIVE

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N 80°53'30" W 86.21  
BASIS OF BEARINGS

NORTH LINE OF VICINITY  
FRONT OF MAP AS PER  
CITY DRAINAGE NO.

(R.O.W. PLAT 80)

LOT 4  
9887 SQ. FT.  
0.22 ACRES  
14' MULTI-PURPOSE  
EASEMENT

LOT 5  
6797 SQ. FT.  
0.15 ACRES

LOT 13  
392 SQ. FT.  
0.009 ACRES

LOT 6  
7319 SQ. FT.  
0.17 ACRES  
10' UTILITY, IRRIGATION &  
DRAINAGE EASEMENT (TYP)

LOT 12  
81 SQ. FT.  
0.002 ACRES  
PURPOSE  
UNT

LOT 7  
7028 SQ. FT.  
0.16 ACRES

LOT 11  
10. FT.  
0.002 ACRES

LOT 8  
7070 SQ. FT.  
0.16 ACRES

LOT 10

LOT 9  
BLOCK 1

OUTLOT A  
1348 SQ. FT.  
0.031 ACRES

LOT 2  
6784 SQ. FT.  
0.15 ACRES

LOT 2  
6784 SQ. FT.  
0.15 ACRES

LOT 14  
BLOCK 2  
6278 SQ. FT.  
0.14 ACRES  
14' MULTI-PURPOSE  
EASEMENT

LOT 13  
7669 SQ. FT.  
0.17 ACRES

LOT 12  
7000 SQ. FT.  
0.16 ACRES  
10' UTILITY, IRRIGATION &  
DRAINAGE EASEMENT (TYP)

LOT 11  
6882 SQ. FT.  
0.16 ACRES

LOT 10

LAGUNA CIRCLE

6" DIA. CRAB APPLE

6" DIA. CRAB APPLE

6" DIA. GLOBE WILLOW

6" DIA. MAPLE TREE

HOUSE

NOT A PART OF THE SUBDIVISION

COVERED PORCH

EXISTING BUILDINGS TO BE REMOVED

EXISTING BUILDING TO BE REMOVED

HAY BARN

LOT 7

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

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HABITAT SUBDIVISION

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KELLEY SUBDIVISION