

FEE \$10.00

PERMIT # 13220

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: <u>114 Camino Del Rey</u> ^{CAMINO}	PLOT PLAN
PROPERTY TAX NO: <u>2943-072-02-007</u>	
SUBDIVISION: <u>Mantey Heights</u>	
PROPERTY OWNER: <u>Sharlene Cannon</u>	
OWNER'S PHONE: <u>970 216-7134</u>	
OWNER'S ADDRESS: <u>104 Lakeside Dr A</u>	
CONTRACTOR NAME: <u>Rosendo Herrera</u>	
CONTRACTOR'S PHONE: <u>640-8408</u>	
CONTRACTOR'S ADDRESS:	
FENCE MATERIAL & HEIGHT: <u>Cinder B1K 6'</u>	

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 _____ from property line (PL) or
 SPECIAL CONDITIONS _____ 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 Sharlene Cannon

Community Development's Approval Dayleen Henderson

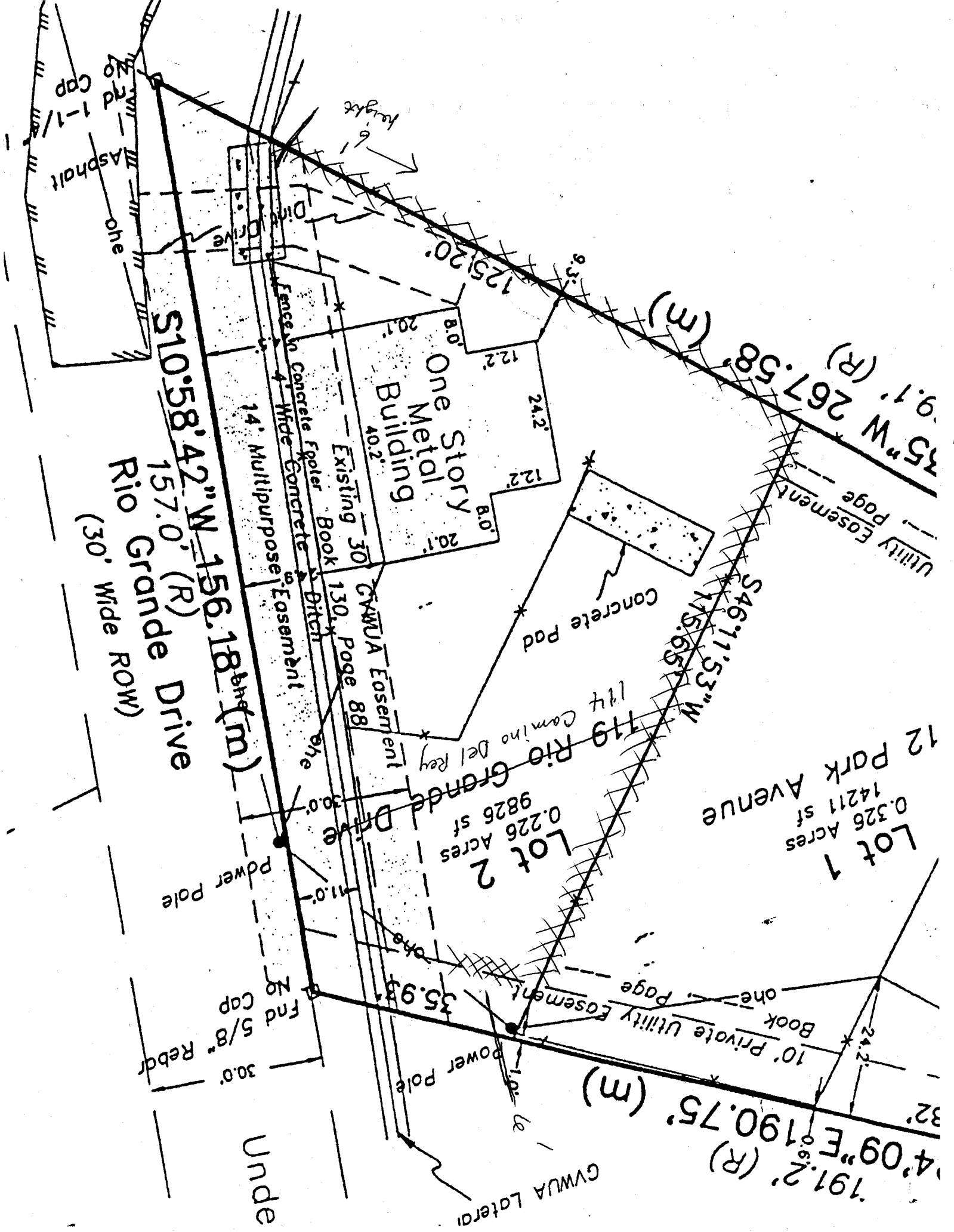
City Engineer's Approval (if required) _____

Date 8-4-04

Date 8-4-04

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)



157.0' (R)
 110.58'42" W 156.18' (m)
 Rio Grande Drive
 (30' Wide ROW)

One Story
 Metal
 Building

Lot 2
 0.226 Acres
 9826 sf

Lot 1
 0.326 Acres
 14211 sf

191.2' (R)
 14'09" E 190.75' (m)

12 Park Avenue
 14211 sf
 0.326 Acres

267.58' (m)
 9.1' (R)

175.65' W
 156.11'53" W

Existing 30' GWWUA Easement
 Concrete Foller Book 130, Page 88
 14' Multipurpose Concrete Easement

Concrete Pad

119 Rio Grande Drive
 174 Camino Del Rey

10' Private Utility Easement
 Book one Page

GWWUA Lateral

Under

30.0' Fnd 5/8" Redd
 No Cap

30.0' Power Pole

30.0' Ditch

6' height

1-1' Cap
 Asphalt
 one

Utility Easement
 Page