

FEE \$10.00

PERMIT # 13366



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

2

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 423 High Pointe
PROPERTY TAX NO: 2945-464-31-003
SUBDIVISION: High Pointe Estates
PROPERTY OWNER: Titan Land
OWNER'S PHONE: 243-1242
OWNER'S ADDRESS: 1111 South 12th
CONTRACTOR NAME: Conquest
CONTRACTOR'S PHONE: 243-1242
CONTRACTOR'S ADDRESS: 1111 S. 12th
FENCE MATERIAL & HEIGHT: Wood - 6' privacy
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.

PLOT PLAN

See Attached

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD
SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS
Side 15' from PL Rear 25' 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 10-12-04
Community Development's Approval [Signature] Date 10/11/04
City Engineer's Approval (if required) Date

S 75°00'01" W  
169.27'

FENCE

FENCE

10'-11"

15'

15'-1"

15'-0" SETBACK

15'-1"

8'

50'-8 $\frac{1}{2}$ "

25'

9'

49'-1"

20'

20'

F.F. @ 24" ABOVE CENTER OF SIDEWALK @ WALKWAY

DRIVEWAY  
1086 SQ. FT.

GARAGE: 1102 SQ. FT.

25'-0" SETBACK

CONCRETE  
707 SQ. FT.

(2) 7.5" RISERS

COVERED PATIO  
@ F.F.

RESIDENCE: 3504 SQ. FT.

30'-4 $\frac{1}{2}$ "

20'-6 $\frac{1}{2}$ "

F.F. @ 24" ABOVE CENTER OF SIDEWALK @ WALKWAY

8" C.M.U. BLOCK PLANTER 36" TALL  
W/ STONE AND 3" STONE CAP

23'-6 $\frac{1}{2}$ "

PLANTER

8" C.M.U. BLOCK PLANTER 36" TALL  
W/ STONE AND 3" STONE CAP

(3) 7.5" RISERS

9'-0" WALKWAY

20'-1"

20'

20'-0" SETBACK

22'-0 $\frac{1}{2}$ "

20'-5"

N 03°47'12" W  
107.12'

62'-7"

58'-4"

CENTER OF SIDEWALK  
@ WALKWAY

HIGH POINTE CIRCLE

LOT 3  
0.42 ACRES

*drive  
one  
we  
10/11/04*