

FEE \$10.00

PERMIT # 13392



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 2218 Red Canyon Court	PLOT PLAN SEE ATTACHED
PROPERTY TAX NO: 2945-193-07-013	
SUBDIVISION: MONUMENT VALLEY FILING #5	
PROPERTY OWNER: Owen B. and Rebecca Leonard	
OWNER'S PHONE: (970)256-9735	
OWNER'S ADDRESS: 2218 Red Canyon Ct. Gr. Jct, CO 81503	
CONTRACTOR NAME: SAME AS OWNER	
CONTRACTOR'S PHONE: (970)256-9735	
CONTRACTOR'S ADDRESS: SAME	
FENCE MATERIAL & HEIGHT: CONCRETE/STUCCO	

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 _____ 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).

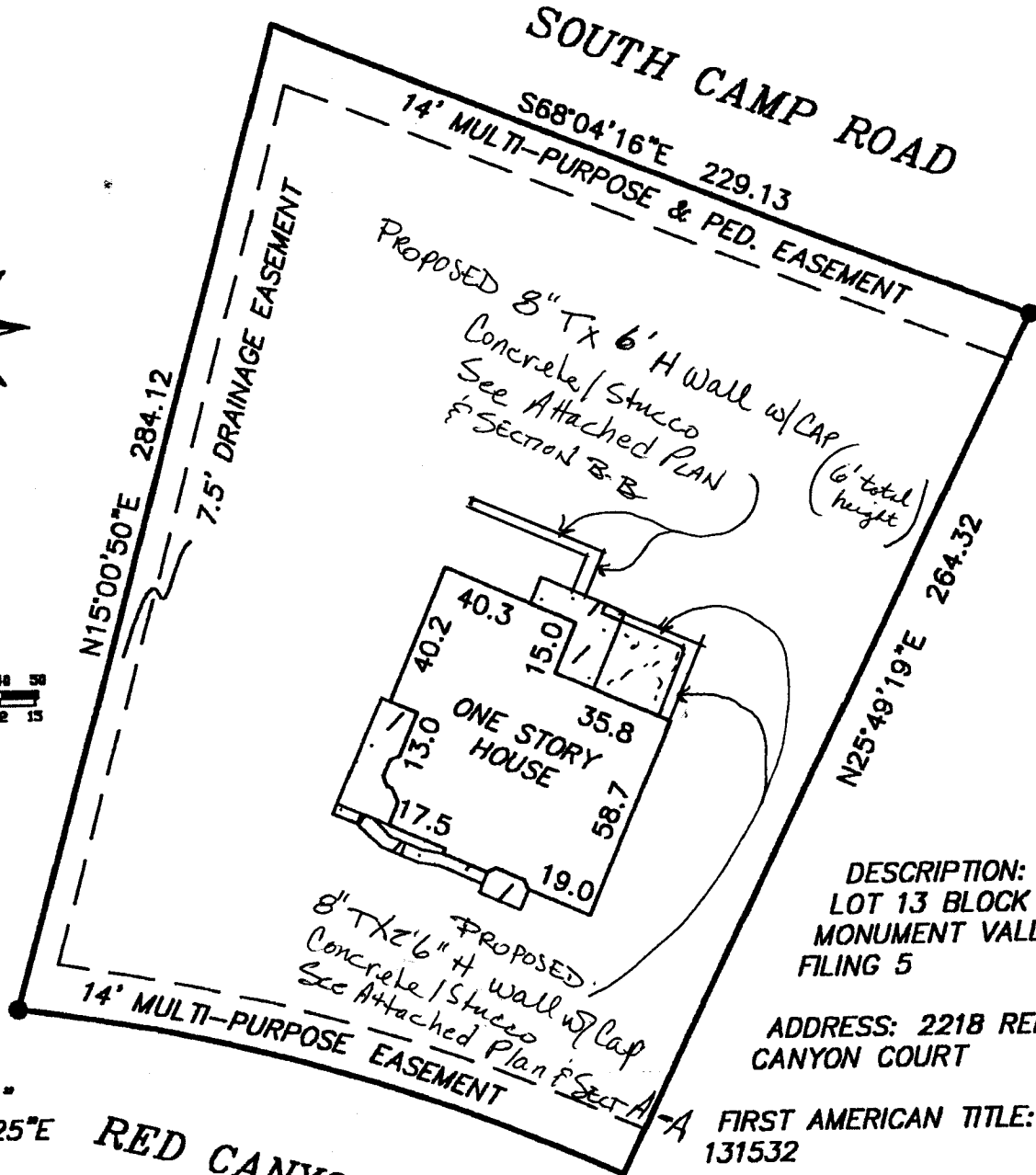
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 [Signature] Date 11/3/04

Community Development's Approval [Signature] Date 11-5-04

City Engineer's Approval (if required) _____ Date _____



A=178.54
 R=625.00
 $\Delta=16^{\circ}22'01''$
 B=S73°59'25"E
 C=177.93

DESCRIPTION:
 LOT 13 BLOCK 1,
 MONUMENT VALLEY
 FILING 5

ADDRESS: 2218 RED
 CANYON COURT

FIRST AMERICAN TITLE:
 131532

RED CANYON COURT

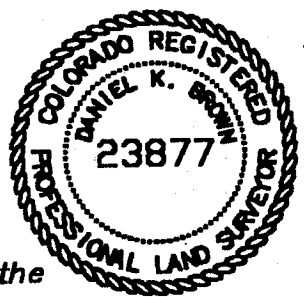
THIS PROPERTY DOES NOT FALL WITHIN
 THE 100 YEAR FLOOD PLAIN

LEGEND & NOTES

- FOUND SURVEY MONUMENTS AS DESCRIBED

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for NORWEST BANK; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 10/7/98, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or any adjoining premises except as indicated. and that there is no evidence or sign of any



SECTION B-B

DRAWN BY OWEN LEONARD, PE

9/24/04



25'0"

PROPOSED 8" W X 6'0" H X 40' L

CONCRETE WALL W/ CAP
W/ STUCCO FINISH

BRAND & COLOR TO MATCH
HOUSE ON ALL SURFACES

OVER 14" W X 8" T CONCRETE
FOOTER

PROPOSED 4" T
CONCRETE SLAB

REINFORCED W/ WWF 4"x4"

EXISTING
GARAGE

TO SOUTH
← CAMP ROAD

GROUND
LINE

2'8"

2'0"

8"

