

FEE \$10.00

PERMIT #

12952



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 2668 GRAND VISTA DR. PLOT PLAN
PROPERTY TAX NO: 2701-201-35-025
SUBDIVISION: GRAND VISTA
PROPERTY OWNER: GREN KANMUELLER
OWNER'S PHONE: 243.4324
OWNER'S ADDRESS: 2668 GRAND VISTA DR
CONTRACTOR NAME: BLUE STAR INDUSTRIES
CONTRACTOR'S PHONE:
CONTRACTOR'S ADDRESS:
FENCE MATERIAL & HEIGHT: 6' CEDAR
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 RSF-4 SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS For the purpose of allowing vehicular and pedestrian access for maintenance of the sidewalk or other impediment such as road.
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).

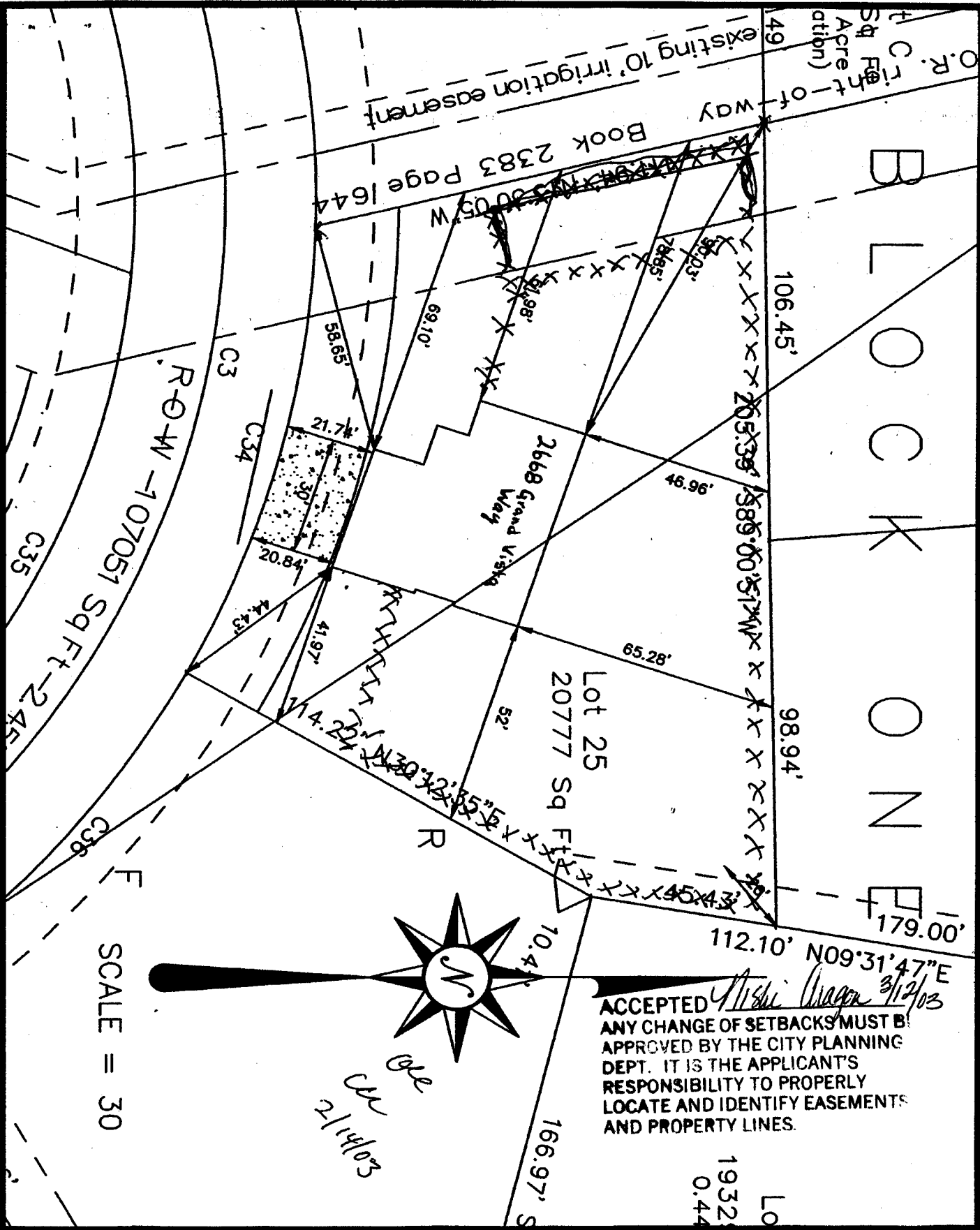
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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] Date 6.11.04
Community Development's Approval [Signature] Date 6/11/04
City Engineer's Approval (if required) Date

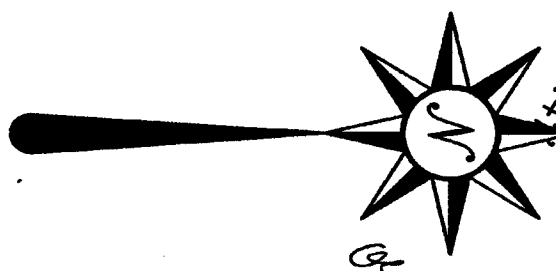
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

BLOCK ONE



O.R. right-of-way
49
existing 10' irrigation easement
Book 2383 Page 1644
Sq Ft (Acres)

SCALE = 30



ACCEPTED *Mishi Uagon 3/12/03*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

gle
ca
2/14/03

Lo
1932
0.44

R.O.W - 107051 Sq Ft - 2.45
C35
C34
C36

Lot 25
20777 Sq Ft

2668 Grand Vista Way

ATHELLT
N30°32'55"E
114.22'

38.65'
21.74'
30'
20.84'
4.43'41.97'

69.10'
31.98'
7.85'36.03'

46.96'

65.28'

52'

10.4'

166.97' S

106.45'

98.94'

179.00'