



FENCE PERMIT  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 3149 Cross Canyon Ln  
 PROPERTY TAX NO: 2943-152-85-010  
 SUBDIVISION: Summit View Meadow  
 PROPERTY OWNER: Dianna Saya  
 OWNER'S PHONE: 243-8690  
 OWNER'S ADDRESS: Same  
 CONTRACTOR NAME: ~~None~~ none  
 CONTRACTOR'S PHONE:  
 CONTRACTOR'S ADDRESS:  
 FENCE MATERIAL & HEIGHT: Wood 6ft

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-8 SETBACKS: Front 20' from property line (PL) or  
 SPECIAL CONDITIONS \_\_\_\_\_ from center of ROW, whichever is greater.  
 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 Dianna K. Saya Date 6/22/04  
 Community Development's Approval [Signature] Date 6/22/04  
 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)

*Handwritten signature*

52.61'

14' Multi-Purpose Easement

10-7-03 *Daylen Henderson*  
ACCEPTED  
ANY REVERSE OF TRACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. PARTICIPANTS OR RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

TELLURIDE REVERSED

14' Multi-Purpose Easement

DRIVEWAY

15' Irrigation & Drainage Easement

87.47'

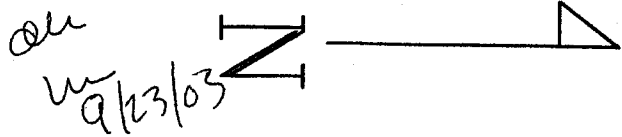
Concrete Slab

10' Setback

67.25'

Cross Canyon

72.35'



DATE	BY	REVISION	Zeck & Associates, LLC P.O. Box 550 Fruita, CO 81521-0550 (970) 858-0178	3149 Cross Canyon Lane Summit View Meadows Lot 10 Block 1
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