

FEE \$10.00

PERMIT # 13595

FENCE PERMIT @
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 314 RIMROCK CT
Property Tax No: 2945-193-09-004
Subdivision: MONUMENT VALLEY FILING 5
Property Owner: JAMES & DONNA GARDNER
Owner's Telephone: 970-261-3081
Owner's Address: SAME
Contractor's Name:
Contractor's Telephone: 970-245-8848
Contractor's Address:
Fence Material & Height: STUCCO COURTYARD WALL HT VARIES 42" TO 48"

Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, and 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 3-25-05
Community Development's Approval Gayleen Henderson Date 3-25-05
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)

5/27/04

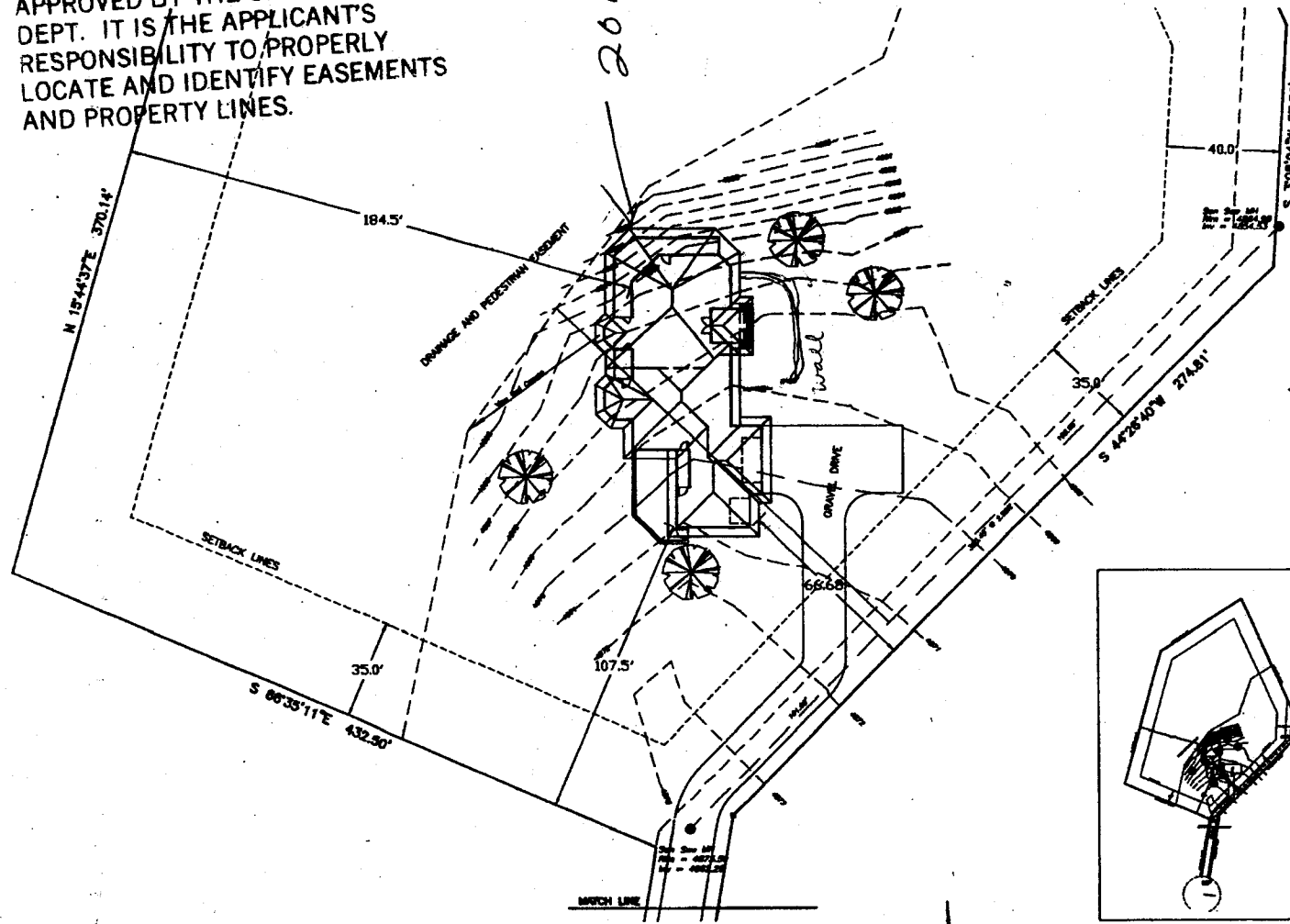
ACCEPTED Craye Hall
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SITE PLAN

LOT 4, BLOCK 3

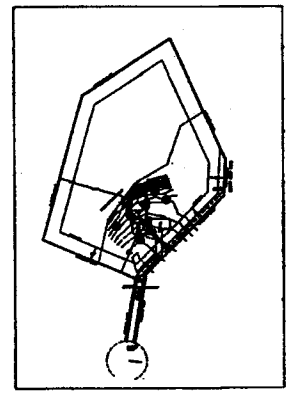
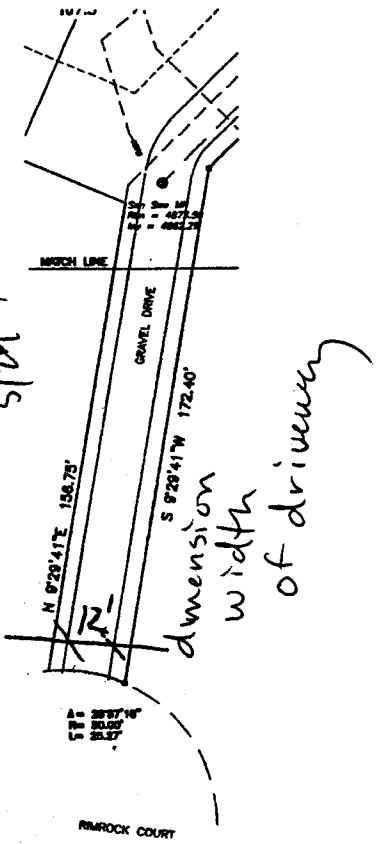
MONUMENT VALLEY, FILING FIVE

201' ↑



SOUTH CAMP ROAD

OK by 5/27/04



OVERALL LOT LAYOUT

LEGEND
□ FOUND HEREIN, AS NOTED



SCALE 1"=20'

Preliminary

Prepared For: JAMES GARDENER

SITE PLAN			
314 RIMROCK COURT			
LOT 4, BLOCK 3			
MONUMENT VALLEY, FILING FIVE			
MESA COUNTY, COLORADO			
LANDesign			
DESIGNED	DRAWN	CHECKED	PLANNED
DATE	DATE	DATE	DATE
PROJ. NO. 2004-07	SURVISED	DATE	DATE
DATE: Feb. 2004	REV	BY	DATE
			1

THIS PLAN IS PRELIMINARY AND NOT FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS. THE CITY OF MESA DOES NOT WARRANT THE ACCURACY OF THIS PLAN.