

FEE \$10.00

@

PERMIT # 12817



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 347 Serpents Trail

PROPERTY TAX NO: 2945-192-17-001

SUBDIVISION: Canyon Rim

PROPERTY OWNER: Ernest Chavez

OWNER'S PHONE: 390-5801

OWNER'S ADDRESS: PO Box 1, Vail 81658

CONTRACTOR NAME: RED HART CONST.

CONTRACTOR'S PHONE: 234 0822

CONTRACTOR'S ADDRESS: 2320-E 1/2 G.J.

FENCE MATERIAL & HEIGHT: Stucco - 6'

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 RSF-2 SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater.

SPECIAL CONDITIONS Acco Approval Required 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 2-23-05

Community Development's Approval [Signature] Date 3/2/05

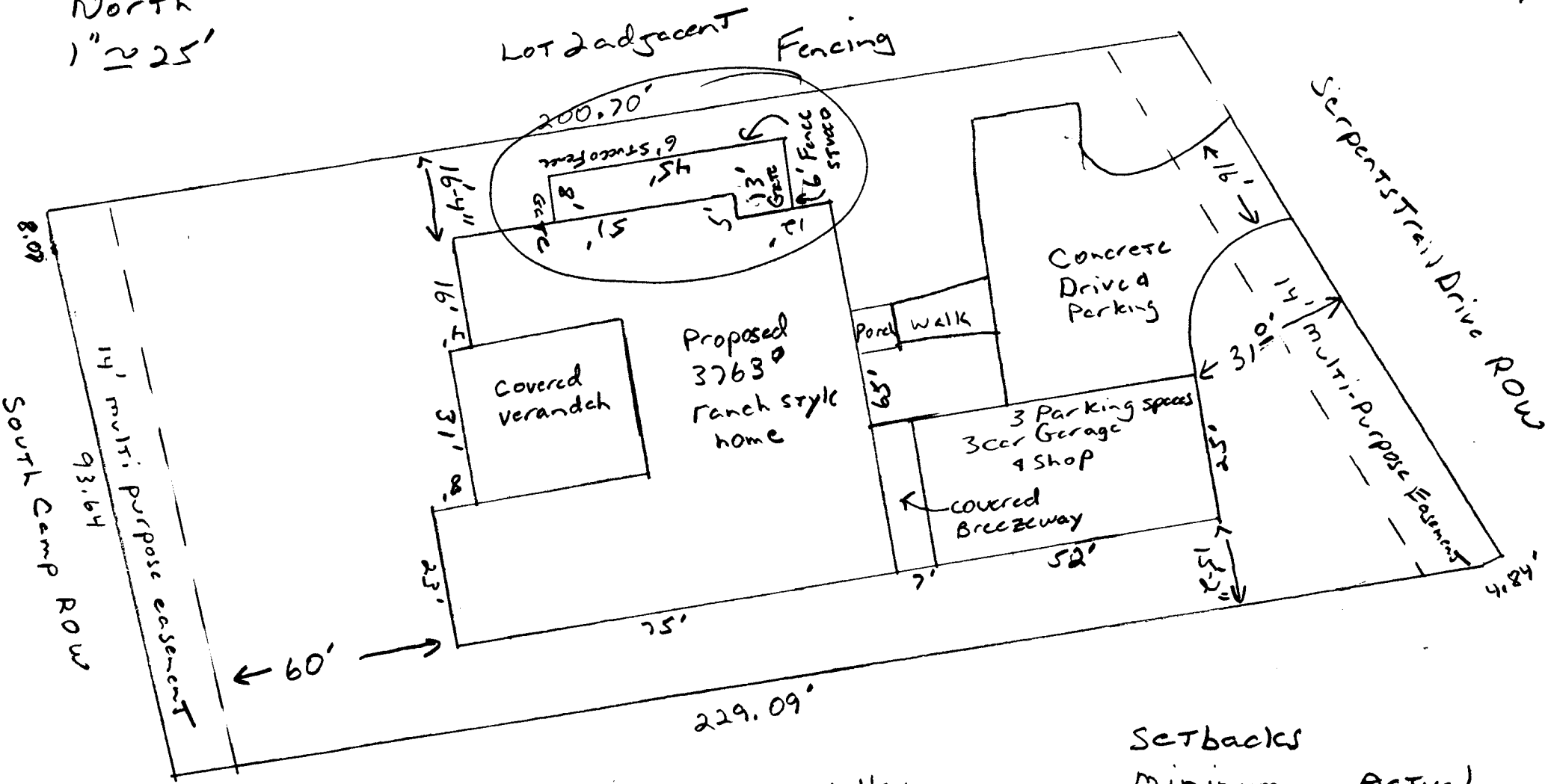
City Engineer's Approval (if required) _____ Date _____

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)

Site Plan - 347 Serpents Trail Drive
 2945-192-17-001 Ernest & Hazel Chavez

Canyon Rim F-1 B-1 L-1

North
 1" ≈ 25'



monument Valley
 Sub-division

	Setbacks	Minimum	Actual
Front	30'	30'	31'
Rear	30'	30'	60'
Left	15'	15'	15'-2"
Right	15'	15'	16'-4"