

FEE \$10.00

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PERMIT # 14408

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 351 High Desert Rd.
Property Tax No: 2945-202-47-009
Subdivision: Redlands Mesa
Property Owner: Conquest Homes LLC
Owner's Telephone: 243-1242
Owner's Address: 1111 S. 12th Street
Contractor's Name: Conquest Construction
Contractor's Telephone: 243-1242
Contractor's Address: 1111 S. 12th Street
Fence Material & Height: 5'-0", CMU/stucco

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
SPECIAL CONDITIONS
SETBACKS: Front from property line (PL) or 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).

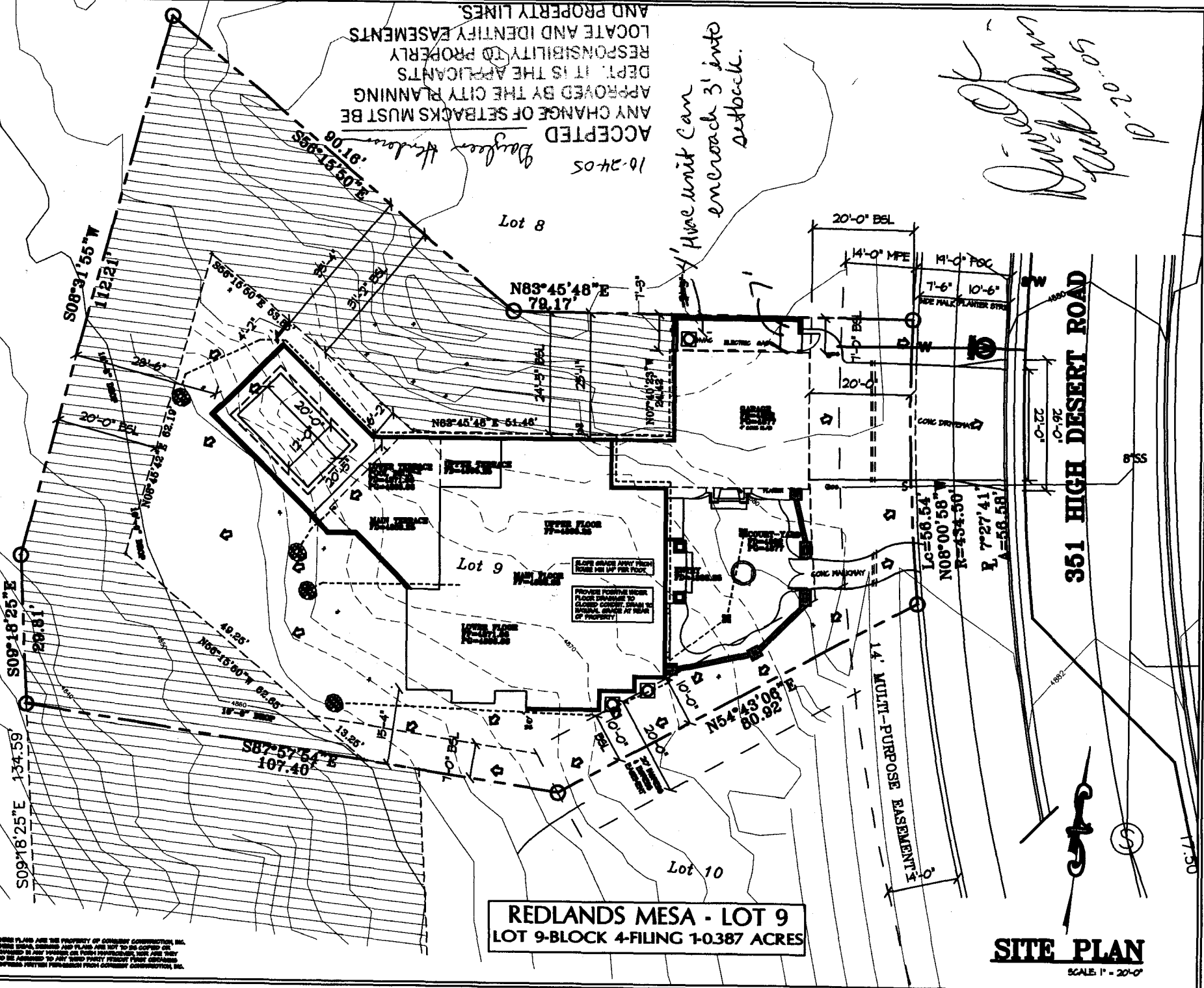
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 Sarah Black Date 10/24/05
Community Development's Approval Gayleen Henderson Date 10-24-05
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)

THESE PLANS ARE THE PROPERTY OF CONQUEST CONSTRUCTION, INC. THESE PLANS, SPECIFICATIONS AND PLANS ARE NOT TO BE COPIED OR REPRODUCED IN ANY MANNER OR FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION OF CONQUEST CONSTRUCTION, INC. WITHOUT FURTHER PERMISSION FROM CONQUEST CONSTRUCTION, INC.



REDLANDS MESA - LOT 9
LOT 9-BLOCK 4-FILING 1-0387 ACRES

SITE PLAN
 SCALE 1" = 20'-0"

SITE

2006 PARADE HOUSE
351 HIGH DESERT CT
REDLANDS MESA LOT 9

CONQUEST

TITUS S. TISH, Surveyor - Grand Junction, CO 81501
 PLS. 870.634.1271

10-20-05