

FEE \$10.00

PERMIT # 14797

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 605 Meander Drive, Grand Jct., CO. 81508
Property Tax No: 2945-034-33-001
Subdivision: Tomkins Subdivision
Property Owner: Todd N. Mitchell
Owner's Telephone: 970-243-8772
Owner's Address: Same as Property
Contractor's Name: Self
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: 6' - Cedar Privacy, 4' - Splitrail wood

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 RSF-4 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 Dec. 13, 2005
Community Development's Approval [Signature] Date Dec 13, 2005
City Engineer's Approval (if required) Okay Per Bob Blanchard Date

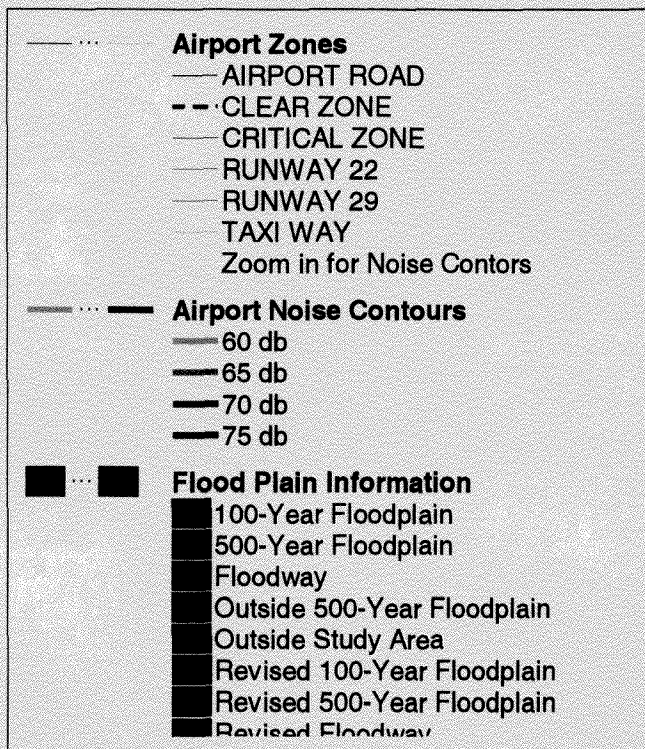
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Planning)

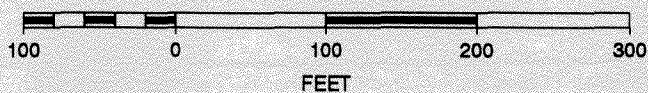
(Yellow: Customer)

(Pink: Code Enforcement)

# City of Grand Junction GIS Zoning Map ©



SCALE 1 : 1,492



# TOMKINS

A REPLAT OF LOT 1, HI-F

1/16 Section 3  
10' West  
and Cap L.S.16835

Hilltop Heights West Subdivision

D=00°55'56"  
R=115.00'  
A=1.87'  
T=0.94'  
BRG=N02°38'00"E  
CH=1.87'

D=80°36'00"  
R=90.00'  
A=126.61'  
T=76.33'  
CB=N38°08'00"W  
CH=116.42'

Hilltop Heights Subdivision

D=36°50'00"  
R=35.00'  
A=22.50'  
T=11.65'  
BRG=S60°01'00"E  
CH=22.11'

D=74°53'30"  
R=90.00'  
A=117.84'  
T=68.92'  
BRG=N36°16'45"W  
CH=109.44'

D=05°42'32"  
R=90.00'  
A=8.97'  
T=4.49'  
BRG=N75°34'10"W  
CH=8.96'

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g Owner  
Sanders  
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TRACT 066  
Adjoining Owner  
Gene M. Sanders  
Book 701 Page 360

Adway & Utility  
ent  
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Adjoining Owner  
Clifford D. Harwin

Exclusive 15' Irrig  
Grand Valley Irrig

Lot 2

HI-FASHION FABRICS

F ROAD

