

FEE \$10.00

PERMIT # 13515

2

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2702 East Yucatan Ct
Property Tax No: 2701252-07-004
Subdivision: Paradise Hills Sub, Filing 7
Property Owner: Todd Simpson
Owner's Telephone: 245-1178
Owner's Address: 2702 East Yucatan Ct
Contractor's Name: Snyder's Landscaping
Contractor's Telephone: 523-4195
Contractor's Address: PO Box 927 Clifton CO 81520
Fence Material & Height: 6 ft White Cedar

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 RMF-5
SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS
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 2/23/05
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)

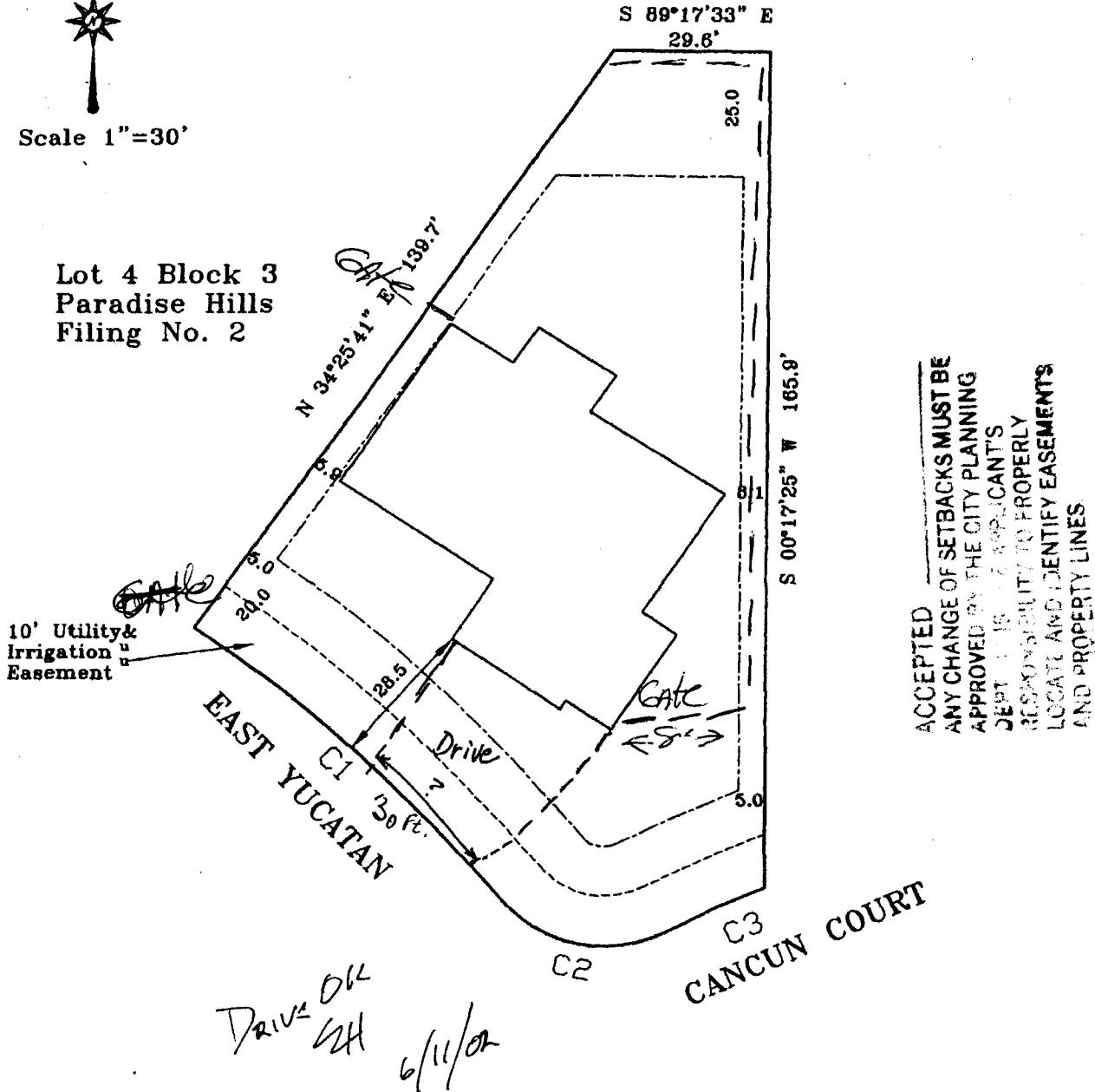
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

SITE PLAN



Scale 1"=30'

Lot 4 Block 3
Paradise Hills
Filing No. 2



ACCEPTED
 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

*DRIVE OK
GH
6/11/02*

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	275.0'	79.18'	78.91'	S 47°20'02" E	16°29'52"
C2	25.00'	34.24	31.63	S 78°19'13" E	78°28'15"
C3	248.74'	20.72'	20.72'	N 64°49'51" E	04°46'25"