

FEE \$10.00

Q

PERMIT # 13697

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2864 Fenel Ave Grand Jct CO 81501
Property Tax No: 2943-191-30-004
Subdivision: White Willows
Property Owner: Justin & Nichole Merrell
Owner's Telephone: (970) 523-5315
Owner's Address: 2864 Fenel Ave Grand Jct CO 81501
Contractor's Name: [scribbles]
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: Vinyl Fencing 6 foot high

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 Nichole Merrell Date 4/15/05
Community Development's Approval Gayles Henderson Date 4-15-05
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)

D ROAD

N 89°38'21" W 92.90'



NTS

10' LANDSCAPE EASEMENT

existing fence

20' MULTI-PURPOSE AND IRRIGATION EASEMENT

2864 FENEL AVENUE
LOT 4
BLOCK 11

0.212 AC
BLDG. ENV. =
0.097 AC

40.17' BUILDING

25.00' REAR SETBACK

38.72' BUILDING

8.85' BLD.

12.05' BLD.

N 00°21'39" E 121.39'

7.00' SIDE
SETBACK

10' UTILITY EASEMENT

7.00' SIDE
SETBACK

N 60°21'39" E 103.77'

9.07' BLD.

17.20' BLD.

14' MULTI-PURPOSE EASEMENT

24.78' BUILDING

21.00' BUILDING

20.00' FRONT SETBACK

$\Delta = 22^\circ 05' 59''$
 $R = 87.00'$
 $L = 33.56'$
 $Ch = 33.35'$
 $Brg = N78^\circ 35' 21'' W$

31.42' DRIVEWAY

26.71' DRIVEWAY

34.56' DRIVEWAY

S 86°32'49" W 60.30'

ACCEPTED

C. J. Hall 3/8/04

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

or
3/2/04

JUST COMPANIES, INC.
2505 FORESIGHT CIRCLE
GRAND JUNCTION, CO 81505
970-245-9316