

FEE \$10.00

2

PERMIT # 13670

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2864 YARROW DR
Property Tax No: 2943-191-27-001
Subdivision: White Willows
Property Owner: Keith Chad
Owner's Telephone: 434-4947
Owner's Address: 2864 Yarrow Dr.
Contractor's Name:
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: 6' 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 RSF-4
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).

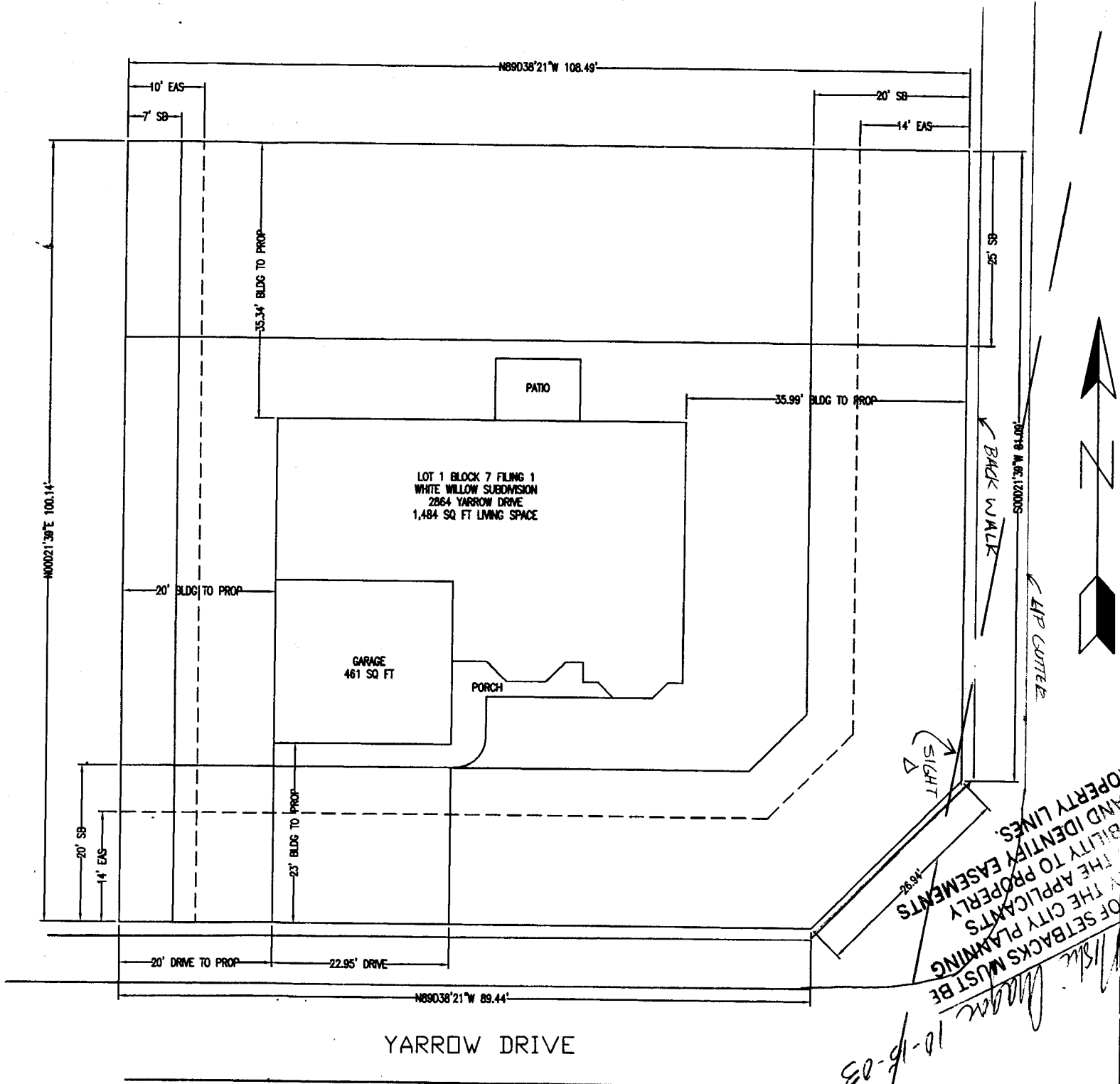
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 Keith Chad Date 4-12-05
Community Development's Approval Dayken Henderson Date 4-12-05
City Engineer's Approval (if required) Rick Davis Date 4-12-05

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)

OK
10/6/03



N00021°39'E 100.14'

N89038°21'W 108.49'

10' EAS
7' SB

20' SB
14' EAS

35.34' BLDG TO PROP

85' SB

PATIO

LOT 1 BLOCK 7 FILING 1
WHITE WILLOW SUBDIVISION
2864 YARROW DRIVE
1,484 SQ FT LIVING SPACE

35.99' BLDG TO PROP

20' BLDG TO PROP

GARAGE
461 SQ FT

PORCH

BACK WALK

LRP COTTAGE

S00021°39'E 100.14'

20' SB
14' EAS

23' BLDG TO PROP

20' DRIVE TO PROP
22.95' DRIVE

N89038°21'W 89.44'

YARROW DRIVE



SORREL STREET

ACCEPTED
OF SETBACKS MUST BE
BY THE CITY PLANNING
THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

10-16-03

Mark Mac...