

FEE \$10.00

PERMIT # 13469

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 894 Trappers Ct Grand Jct, CO 81506
 Property Tax No: 2701-901-35-008
 Subdivision: Grand Vista
 Property Owner: Daniel + Kimberly Huffman
 Owner's Telephone: 970-257-7400
 Owner's Address: 894 Trappers Ct Grand Jct, CO 81506
 Contractor's Name: _____
 Contractor's Telephone: _____
 Contractor's Address: _____
 Fence Material & Height: WOOD - 6FT

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 <u>RSF-4</u>	SETBACKS: Front <u>20'</u> from property line (PL) or
SPECIAL CONDITIONS _____	_____ from center of ROW, whichever is greater.
_____	Side <u>0'</u> from PL Rear <u>0'</u> 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 Kimberly Huffman Date 2/4/05
 Community Development's Approval [Signature] Date 2/4/05
 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)

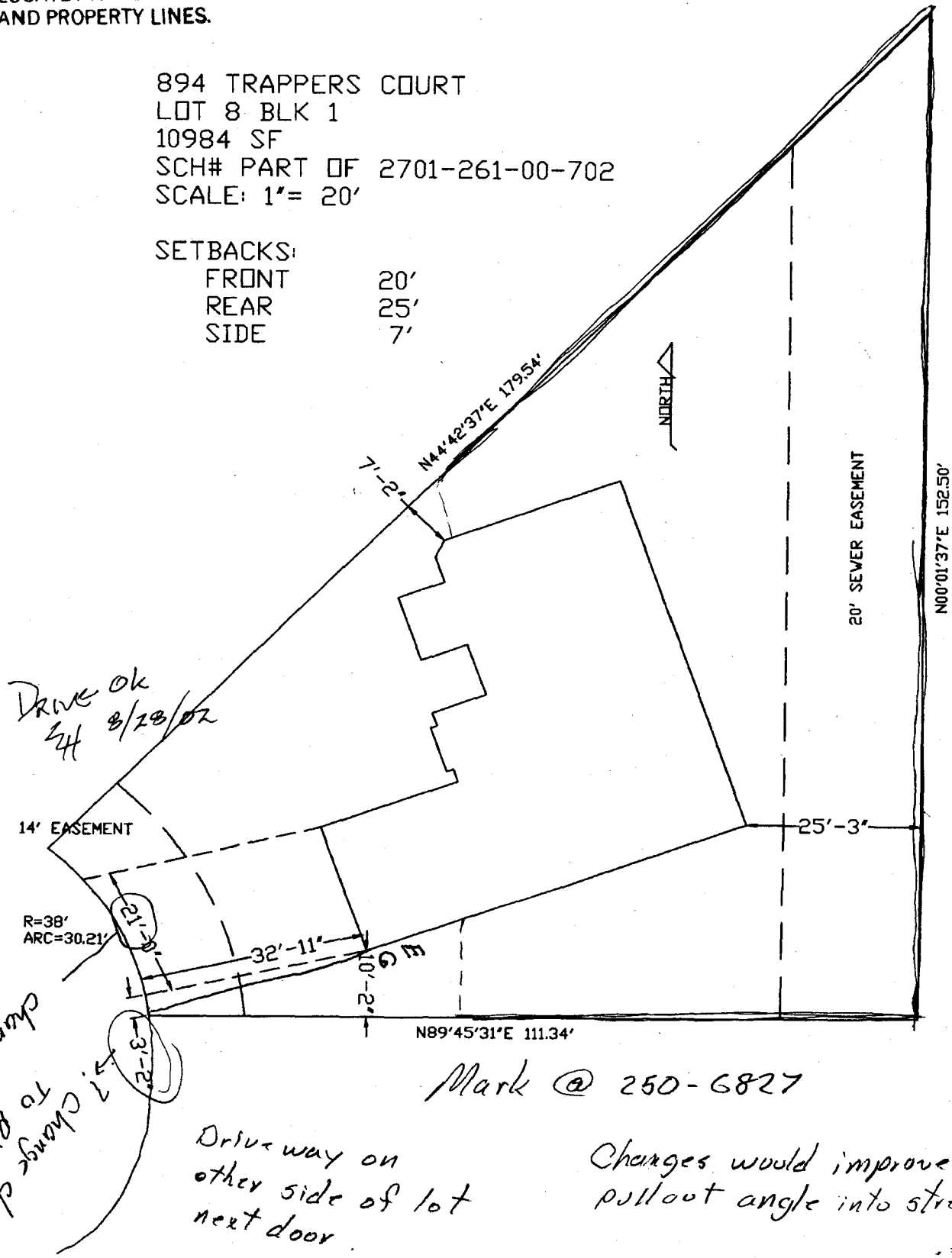
8-28-02

ACCEPTED *Dayle Henderson*

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.

894 TRAPPERS COURT
LOT 8 BLK 1
10984 SF
SCH# PART OF 2701-261-00-702
SCALE: 1" = 20'

SETBACKS:
FRONT 20'
REAR 25'
SIDE 7'



*Drive ok
4/4 8/28/02*

14' EASEMENT

R=38'
ARC=30.21'

*Change to 20'
change closer
to pin*

N89°45'31"E 111.34'

Mark @ 250-6827

*Drive way on
other side of lot
next door*

*Changes would improve
pullout angle into street.*