FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

PERMIT # 13534

Property Address: 3132 Cross Canyon Ln

Property Tax No: 2943-152-93-002

Subdivision: Summit Meadows West

Property Owner: Donna Bertrand

Owner's Telephone: _____

Owner's Address: same

Contractor's Name: Nicole Easter

Contractor's Telephone: 434-7904

Contractor's Address: 3130 Cross Canyon Ln

Fence Material & Height: 6 ft privacy

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

SPECIAL CONDITIONS _____

_____

SETBACKS: Front 20' from property line (PL) or

_____ from center of ROW, whichever is greater.

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 Nicole Easter   Date 2-28-05

Community Development's Approval B Paulson   Date 2/28/05

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)*

25'-6'

5'-0'

25'-0'

5' Setback

14'-8¼'

DRIVEWAY

16'-0'

Basalt
Reversed

28'-11'±6'

66.89'

25' Setback

14' Multi-Purpose
Easement

5' Irrigation &
Drainage Easement

66.89'

23'-2¼'

15'-2½'

38'-5¼'

5' Setback

106.10'

36'-9¼'

N

*Left fence

3/26/04

3132 Cross Canyon Lane
Summit Meadows West
Lot 2 Block 4