PERMIT # 14001

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 519 - 517 Kansas Ave

Property Tax No: 2945-074-16-025

Subdivision: Kansas Bluffs Sub / Previous Foster Minor Sub

Property Owner: Thomas A. Foster

Owner's Telephone: 242-5454

Owner's Address:

Contractor's Name: Owner

Contractor's Telephone:

Contractor's Address:

Fence Material & Height: 4, 6' Stucco

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 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 Thomas A. Foster   Date 5/30/06

Community Development's Approval _____   Date 5/30/06

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)*

LOT 4

THE BLUFFS WEST ESTATES
FILING NO. ONE
PLAT BOOK 14 PAGES 301 - 303
RECEPTION NO. 1142978

WINDWOOD COU

Proposed 4" irrigation line

4"W

84.93'

4"W

4"W

10 utility easement 4"W

Proposed irrigation riser

LOT 3

4"W

4"W

10 utility easement Plat Book 14 Page 95

S50°51'40"E 280.50

BLOCK ONE

4"W

LOT 2

4"W

195.57'

Existing irrigation riser

7' 7'

3
15823.0 SF
0.36 A

N12°24'26"W 177.18'

10.30

19.40

Existing 4" irrigation line

SHED

4
13295.7 SF
0.31 A

8.20
3.10
23.20

WOOD DECK

34.30

ONE STORY HOUSE TO BE REMOVED

15.10

24.55

2 STORY HOUSE

3.15

3.55

7.85

26.30

36.30

14.00'

fence 3" inside property line

N04°41'44"E 26.77'

14' Multi-purpose easement

10 utility easement Plat Book 14 Page 95

C7 C1

L1

L1

KAN

25'

25

LS. 9960
C6

20'

L3

N04°40'N

ETC

2

ETC

10 utility easement

N83°51'00"E 62.52

KANSAS AVENUE

Red markings indicate 3 piece fence
designed to match and enhance design
of existing house enclosure of
518 Kansas Ave. J.D. Co.