

FEE \$10.00

No Charge - Ronnie

PERMIT # 13310



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 599 28 1/2 ROAD (N. Grandview Ct.) PLOT PLAN
PROPERTY TAX NO: 2943-072-32-001
SUBDIVISION: GRAND FALLS SUBDIV. (Falls 2004)
PROPERTY OWNER: JOHN & DEBRA S. BRAUCHLER
OWNER'S PHONE: 970-263-8959
OWNER'S ADDRESS: 599 28 1/2 ROAD
CONTRACTOR NAME: OWNER
CONTRACTOR'S PHONE:
CONTRACTOR'S ADDRESS:
FENCE MATERIAL & HEIGHT: Wood 6'
Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, & 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 PD SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS per new approved plat
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 John Brauchler Date 17 SEPT 04
Community Development's Approval Ronnie Edwards ADA Date 2/23/04
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)

50.00'

P.C

N89°50'00"E 401.03'

MULTIPURPOSE EASEMENT  
DEDICATED HEREON

119.50'

52.96'

TRACT A  
13,076.0 SQ. FT.

20' UTILITY EASEMENT DEDICATED ON  
NORTH GRANDEUR COURT SUBDIVISION  
S89°18'12"E 117.93'

33.00'

29.07'

97.56'

58.83'  
N00°16'30"W 60.28'  
NEW LOG.

OLD FENCE

N00°16'30"W  
20.00'

70.13'  
S89°43'30"W

23.21'

LOT 19  
7,462.0 SQ. FT.  
599 28 1/2 ROAD

15.05'  
65.00'

S89°43'30"W 64.46'

N89°43'30"E 47.79'

N89°43'30"E  
70.14'

22.03'  
14.00'

S00°17'01"E 179.00'

238.32'

28 1/2 ROAD

LOT 17  
7,754.5 SQ. FT.  
597 28 1/2 ROAD

LOT 18  
6,917.1 SQ. FT.  
597 1/2 28 1/2 ROAD

14' MULTIPURPOSE EASEMENT  
DEDICATED HEREON  
84.92'

4  
SQ. FT.  
1/2  
CASCADE  
RT

S03°59'03"W 94.17'  
48.60'  
45.58'

L1

L2

N00°16'30"W  
72.50'

22.61' 17.39'

N89°43'30"E 40.00'  
S54°44'14"E 38.20'  
THE FALLS-  
FILING NO. 1  
AS AMENDED  
BLOCK ONE  
LOT 20  
2943-072-16-044  
NOT PLATTED HEREON  
62.55'

C6 C7 C8 C9 C10 C11 C12 C13 C14 C15

VACATED ROAD R.O.W.  
BOOK PAGE

R=47.50'

S89°42'59"W  
90.72'

314.72' (RECORD)