

FEE \$10.00

PERMIT #

14367

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 616 26 ROAD GRAND JUNCTION CO 81506

Property Tax No: 2945-023-00-034

Subdivision: N/A

Property Owner: CURTIS / IANNE DENHAM

Owner's Telephone: 743-4589

Owner's Address: 616 26 ROAD GRAND JUNCTION CO 81506

Contractor's Name: CURBING COLORADO

Contractor's Telephone: 961-5652

Contractor's Address:

Fence Material & Height: CEDAR 6'

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 SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS 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 Curtis W. ...

Date 3-16-06

Community Development's Approval Ronnie Edwards

Date 3-16-06

City Engineer's Approval (if required) N/A

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)

NW CORNER  
SW 1/4  
SECTION 2  
T1S, R1W, U.M.  
FD. STEEL SPIKE  
REPLACED W/ 3-1/4"  
ALUM. CAP

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
- SET NO. 5 RE-BAR W/CAP L.S. 16413
- ◀ FOUND MESA COUNTY SURVEY MONUMENT
- ◊ 3-1/4" on 2-3/8" x 30" long ALUM. PIPE SET IN CONC. L.S. 16413

BEARINGS BASED ON N00°01'15"W  
ALONG THE WEST LINE OF THE SW1/4  
SECTION 2, T1S, R1W, U.M.  
FROM PLAT OF NORTHRIDGE ESTATES  
FILING FOUR



NORTH 1ST STREET 26 ROAD

NORTH 1ST STREET 26 ROAD

SW CORNER  
NW 1/4 SW 1/4 SW 1/4

NORTH 1ST STREET 26 ROAD

SW CORNER  
SECTION 2  
T1S, R1W, U.M.

2945-023-00-033

2945-023-00-034

MERRIEL E. MATTHEWS  
2945-023-00-035

TOM N. & CECILIA THOMPSON  
2945-023-23-002  
S U B.

LOT 1

LOT 2

NORTH

BLUFF

NORTH BLUFF DRIVE (VACATED)

ESTATES

NORTHRIDGE

FILING FOUR

FILING FOUR

