

FEE \$10.00

PERMIT #

14385

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 687 Glen Caro Drive G.J. 81506

Property Tax No: 2945-022-05-012

Subdivision: Glen Caro Sub.

Property Owner: Charles D. Gwenther + Miriam Blazulich

Owner's Telephone: 970-243-7477

Owner's Address: 687 Glen Caro Drive

Contractor's Name: Owner

Contractor's Telephone: 970-243-7477

Contractor's Address: SAME

Fence Material & Height: SPLIT RAIL 42"ht./4" Wood Post 6' Cedar Picket Wood
DIA Height

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 Charles C. Gwenther

Date 2/28/06

Community Development's Approval Misha Magan

Date 2/28/06

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)

New Parcel # 2945-022-05-012

LOT 17

GLEN CARO SUBDIVISION

GLEN CARO DRIVE
(50' R.O.W.)

CLOVERDALE DRIVE
(50' R.O.W.)

LOT 4

LOT 9

R=576.74
L=20.00
Tan=10.00
 $\Delta=1^{\circ}59'14"$
583^{\circ}06'08"E 20.00

P.O.B.
NE CORNER
LOT 8, GLEN CARO SUB.

20' Canal Easement
NON-FENCED

GRAND

LOT 7

VALLEY

CANAL

Will Place 12" CMP in bar pit under gravel
Propose Concrete Drive to R.O.W. only
Single Story - Single Family Residence
2,100 ft² Home 576 ft² Garage

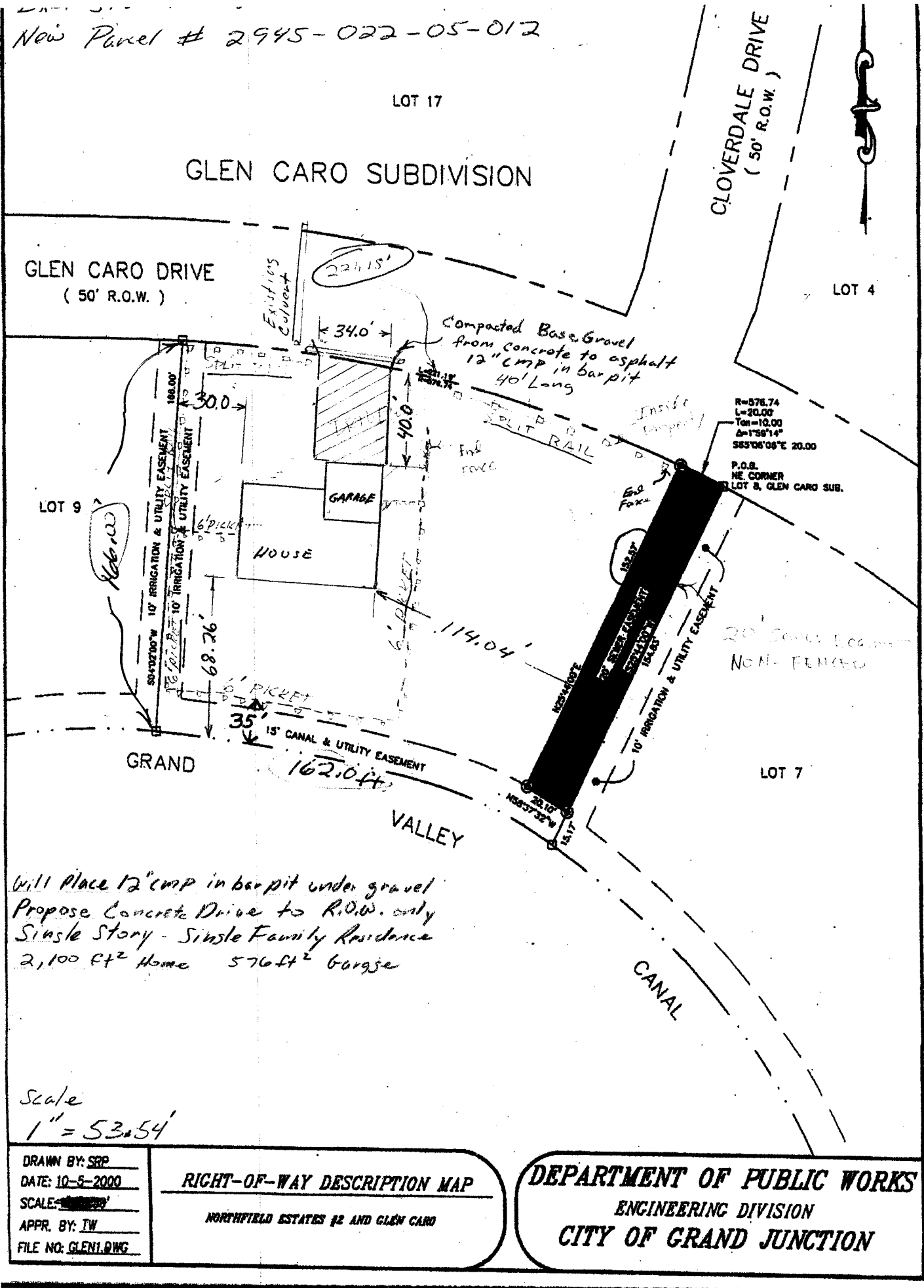
Scale
1" = 53.54'

DRAWN BY: SRP
DATE: 10-5-2000
SCALE: 1" = 53.54'
APPR. BY: JW
FILE NO: GLEN.DWG

RIGHT-OF-WAY DESCRIPTION MAP

NORTHFIELD ESTATES #2 AND GLEN CARO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION



214.45

50

208.89

GLEN CARO

240.44

145.80

41.77

122.31

180.30

8

7

ESSEMENT

162.65

2

325.44 W

170.00

504.02 W
166.00
10' strip of utility
company

city

A L

PL 2

20

373