

FEE \$10.00

PERMIT # 13304

# FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



*No Charge*

*OKAY TO ISSUE*

*File VR 2004-133*

**THIS SECTION TO BE COMPLETED BY APPLICANT**

PROPERTY ADDRESS: 2844 Grand Cascade C.	<p><b>PLOT PLAN</b></p> <p><i>okay to issue 2/23/06</i></p> <p><i>called 7/5/05</i></p> <p><del>Plot not recorded</del> (Temporary)</p> <p><i>PSW will issue when recorded (w/ other permits)</i></p>
PROPERTY TAX NO: 2943-072-16-028.	
SUBDIVISION: Falls	
PROPERTY OWNER: Edward Boxwell	
OWNER'S PHONE:	
OWNER'S ADDRESS:	
CONTRACTOR NAME: C & D Fencing Chris McCoy	
CONTRACTOR'S PHONE: 434-8305 or 269-5805	
CONTRACTOR'S ADDRESS:	
FENCE MATERIAL & HEIGHT: Cedar 6"	
<p><b>Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, &amp; fence height(s). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.</b></p>	

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PD 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

*per plan*

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 [Signature] Date 6-20-05

Community Development's Approval [Signature] Date 7/6/05

City Engineer's Approval (if required) [Signature] Date 2/23/06

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)

(BASIS OF BEARINGS) N89°50'00"E 2624.45' (MEASURED) 2624.17' (RECORD)

# F (PATTERSON) ROAD

50' ROAD R.O.W. DEDICATED ON THE FALLS-FILING NO. ONE AS AMENDED

N89°50'00"E 401.03'

95.39'

133.18'

14' MULTIPURPOSE EASEMENT DEDICATED HEREON

TRACT  
13,076.0 S

## #2 SUBDIVISION

LOT 2

2943-072-42-002

2842 GRAND CASCADE COURT

NO. 5 REBAR/CAP  
IN CONCRETE  
L.S. 16413

N00°10'00"W  
94.97'

LOT 1

6,522.8 SQ. FT.

2842 1/2  
GRAND CASCADE  
COURT

LOT 2

10,088.4 SQ. FT.

2844 GRAND CASCADE COURT

N30°06'49"E  
118.08'

S53°17'00"W  
203.12'

97.56'

105.56'

S36°43'00"E  
59.89'

2844 1/2  
GRAND CASCADE  
COURT

S89°43'30"W 64.46'

58.83'

N50°00"E 111.82' NO. 5 REBAR/CAP  
L.S. 16413

C81

C1 C2

14' MULTIPURPOSE EASEMENT DEDICATED HEREON

NO. 5 REBAR/CAP  
L.S. 9960

LOT 3  
6,688.3 SQ. FT.

N64°54'47"E  
95.51'

17.38'

R=67.76'  
A=103.93'  
CD=94.04'  
CB=N46°13'39"W  
Δ= 87°52'42"

NO. 5 REBAR  
UPGRADED W/CAP  
L.S. 33650

N50°00"E 111.82'

55.96'

EASEMENT

54.00'  
N  
E 59.00' 14.00'

35.35'

9.55'

11.06'

C1

C20

LOT 8

14.11'

C10

LOT 4

5,727.4 SQ. FT.

03°59'03"W 94.17'

L1

45.58'

22.61'

LOT  
7,754.5 S  
597 28 1

17.39'