

FEE \$10.00

PERMIT # 14318

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2845 GRAND CASCADE CT GRAND JCT CO 81504

Property Tax No: 2943-072-16-051

Subdivision: THE FALLS

Property Owner: ROBERT & DONNA DAHLIN

Owner's Telephone: ROB - 970-234-3005 DONNA - 602-999-3492

Owner's Address: SAME

Contractor's Name:

Contractor's Telephone:

Contractor's Address:

Fence Material & Height: FRONT - 36" SPLIT RAIL BACK 48" WOOD SLAT

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

Form with fields for ZONE (PD), SPECIAL CONDITIONS, SETBACKS (Front 20', Side 0', Rear 0'), and other zoning details.

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 2/27/06

Community Development's Approval

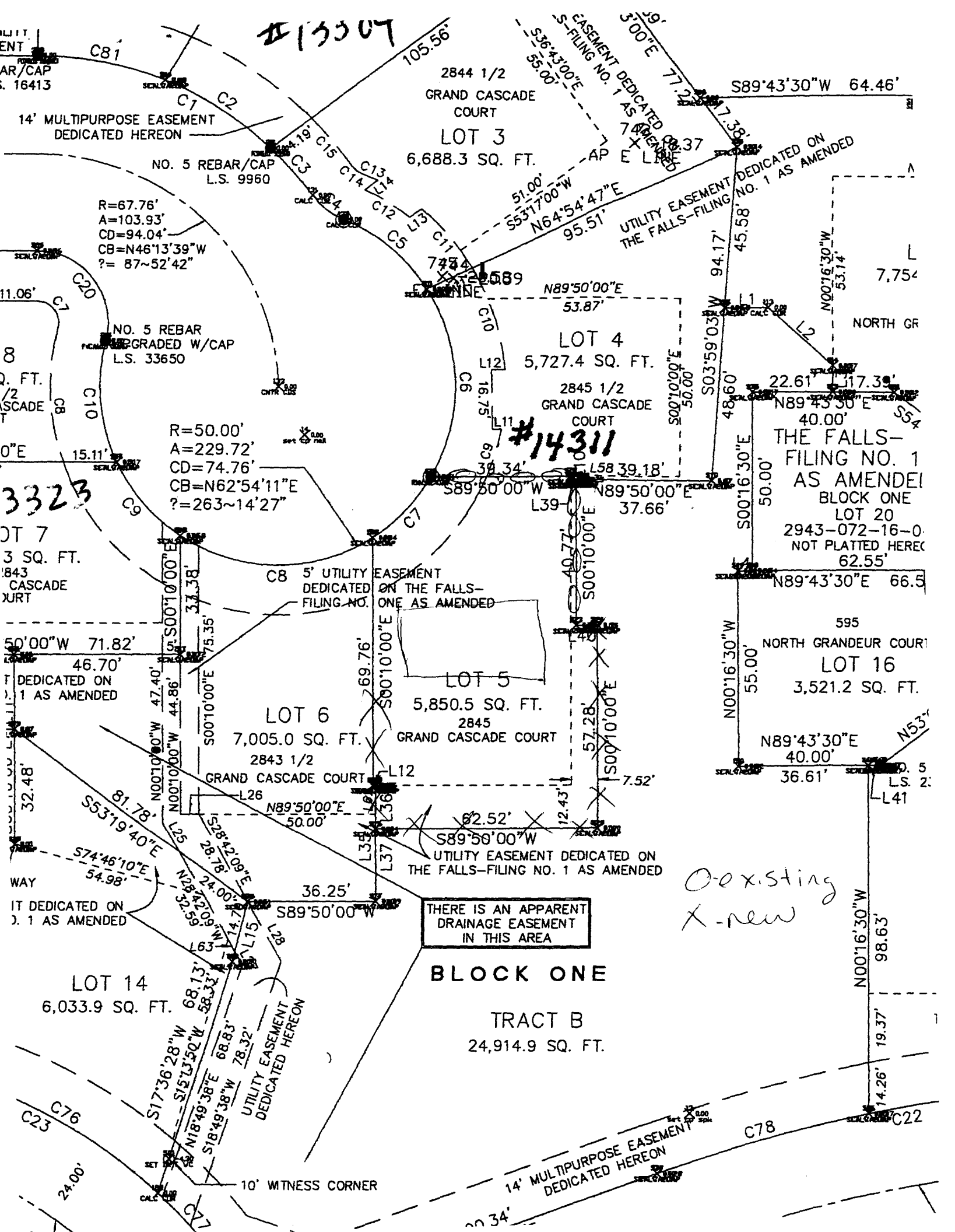
Date

City Engineer's Approval (if required) [Signature]

Date 2/27/06

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)



#13307

2844 1/2  
GRAND CASCADE  
COURT  
LOT 3  
6,688.3 SQ. FT.

#14311

LOT 4  
5,727.4 SQ. FT.  
2845 1/2  
GRAND CASCADE  
COURT

LOT 5  
5,850.5 SQ. FT.  
2845  
GRAND CASCADE COURT

LOT 6  
7,005.0 SQ. FT.  
2843 1/2  
GRAND CASCADE COURT

LOT 14  
6,033.9 SQ. FT.

THERE IS AN APPARENT  
DRAINAGE EASEMENT  
IN THIS AREA

BLOCK ONE

TRACT B  
24,914.9 SQ. FT.

O-existing  
X-new

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

R=50.00'  
A=229.72'  
CD=74.76'  
CB=N62°54'11"E  
?=263~14'27"

THE FALLS-  
FILING NO. 1  
AS AMENDED  
BLOCK ONE  
LOT 20  
2943-072-16-0  
NOT PLATTED HERE  
62.55'

595  
NORTH GRANDEUR COURT  
LOT 16  
3,521.2 SQ. FT.

14' MULTIPURPOSE EASEMENT  
DEDICATED HEREON

NO. 5 REBAR/CAP  
L.S. 9960

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

CB 5' UTILITY EASEMENT  
DEDICATED ON THE FALLS-  
FILING NO. 1 AS AMENDED

UTILITY EASEMENT DEDICATED ON  
THE FALLS-FILING NO. 1 AS AMENDED

UTILITY EASEMENT  
DEDICATED HEREON

14' MULTIPURPOSE EASEMENT  
DEDICATED HEREON

10' WITNESS CORNER

