

FEE \$10.00

PERMIT # 14472

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2848C & 2848D CAMELOT GARDENS, KENNEDY AVE
Property Tax No: AVE GRAND JUNCTION CO 2943-073-00-095
Subdivision: CAMELOT GARDEN II
Property Owner: HABITAT FOR HUMANITY OF MESA COUNTY
Owner's Telephone: 255-9850
Owner's Address: 225 N. 5TH ST SUITE 200 GRAND JUNCTION CO
Contractor's Name: PRESTIGE WOOD FENCE
Contractor's Telephone: 261-1104
Contractor's Address: 283 2734 ROAD GRAND JUNCTION CO
Fence Material & Height: CEDAR - 6' PRIVACY

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 RWF-8 SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS from center of ROW, whichever is greater.
Side 0' from PL Rear 8' 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 [Signature] Date 11-27-06
Community Development's Approval [Signature] Date 11-27-06
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)

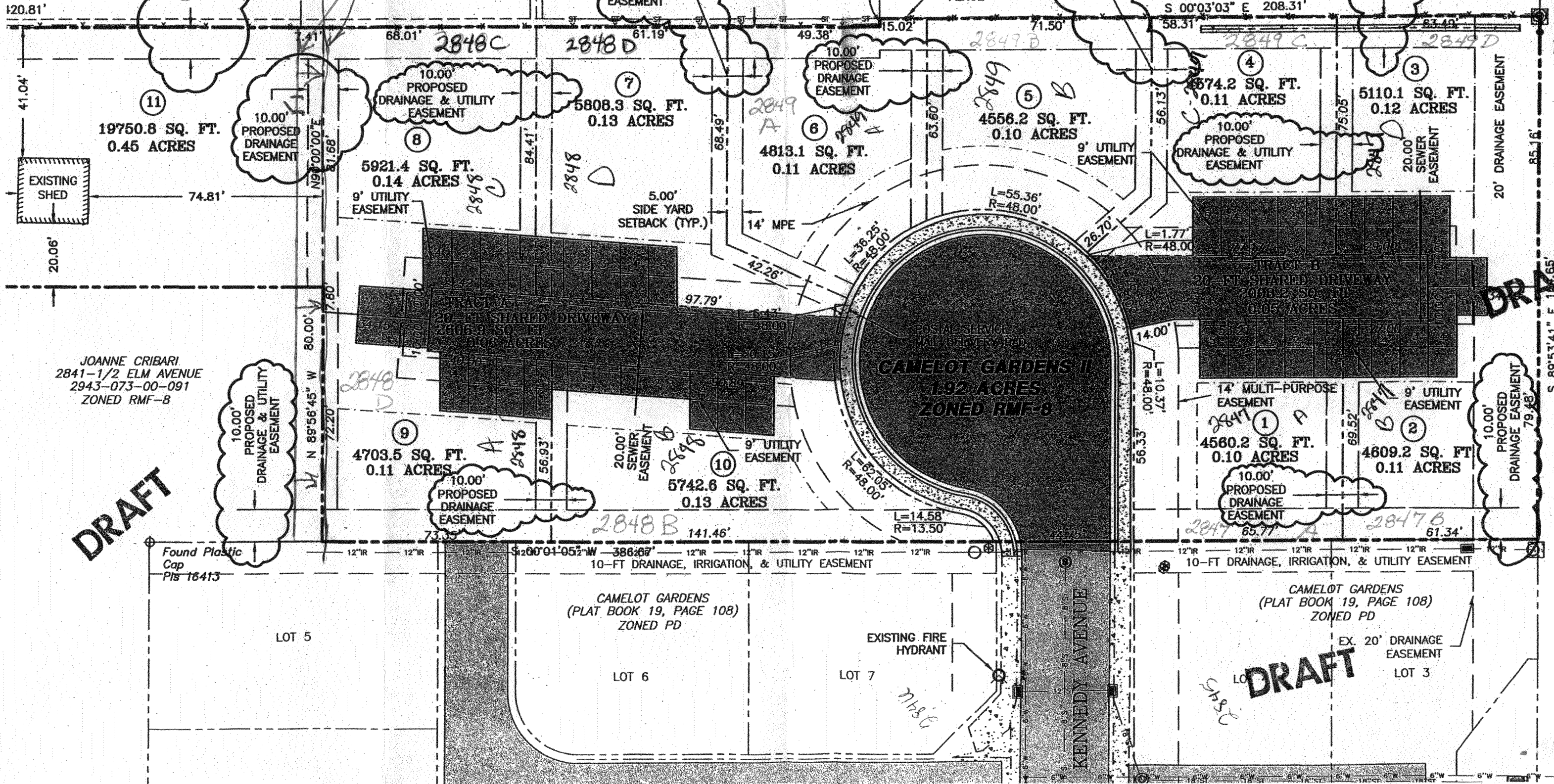
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

DRAFT
165' of CEDAR PRIVACY WITH 4' WALK GATE

DRAFT

VILLA SAN MARCOS CONDOMINIUMS
(PLAT BOOK 2, PAGE 123-127)
ZONED PD

VIDA ALEGRE APARTMENTS
(PLAT BOOK 11, PAGE 221)
ZONED PD



19750.8 SQ. FT.
0.45 ACRES

5921.4 SQ. FT.
0.14 ACRES

5808.3 SQ. FT.
0.13 ACRES

4813.1 SQ. FT.
0.11 ACRES

4556.2 SQ. FT.
0.10 ACRES

4574.2 SQ. FT.
0.11 ACRES

5110.1 SQ. FT.
0.12 ACRES

TRACT A
20' SHARED DRIVEWAY
2606.9 SQ. FT.
0.06 ACRES

CAMELOT GARDENS II
1.92 ACRES
ZONED RMF-8

TRACT B
20' SHARED DRIVEWAY
2008.2 SQ. FT.
0.05 ACRES

4703.5 SQ. FT.
0.11 ACRES

5742.6 SQ. FT.
0.13 ACRES

4560.2 SQ. FT.
0.10 ACRES

4609.2 SQ. FT.
0.11 ACRES

DRAFT

DRAFT

DRAFT

JOANNE CRIBARI
2841-1/2 ELM AVENUE
2943-073-00-091
ZONED RMF-8

Found Plastic Cap
Pls 16413

LOT 5

CAMELOT GARDENS
(PLAT BOOK 19, PAGE 108)
ZONED PD

LOT 6

LOT 7

CAMELOT GARDENS
(PLAT BOOK 19, PAGE 108)
ZONED PD

EX. 20' DRAINAGE EASEMENT

LOT 3

5' W Corn

S 89°53'41" E 147.65'