

FEE \$10.00

PERMIT # 14140

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2889 F ROAD
Property Tax No: 2943-064-01-0060
Subdivision: BELHAVEN
Property Owner: BELHAVEN LLC
Owner's Telephone: (970) 255-8853
Owner's Address: 2350 G ROAD
Contractor's Name: SONSHINE II
Contractor's Telephone: (970) 255-8853
Contractor's Address: 2350 G ROAD
Fence Material & Height: CONCRETE ICF WALL / w STUCCO FINISH 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 RMF-B
SPECIAL CONDITIONS WALL MUST HAVE A COLUMN AT A MINIMUM EVERY 30' IN LENGTH.
SETBACKS: Front N/A from property line (PL) or N/A from center of ROW, whichever is greater.
Side N/A from PL Rear N/A from PL
PER APPROVED LOCATION ON SITE 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 8/1/06
Community Development's Approval [Signature] Date 8-1-06
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)

ACCEPTED *[Signature]* 8/1/06
 ANY CHANGE OR REWORKS MUST BE APPROVED BY THE PLANNING DEPT. IT IS THE PLANNING DEPT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

BASIS OF BEARING = G.V.A.L.C.S.

N89°56'29"E

1320.32'

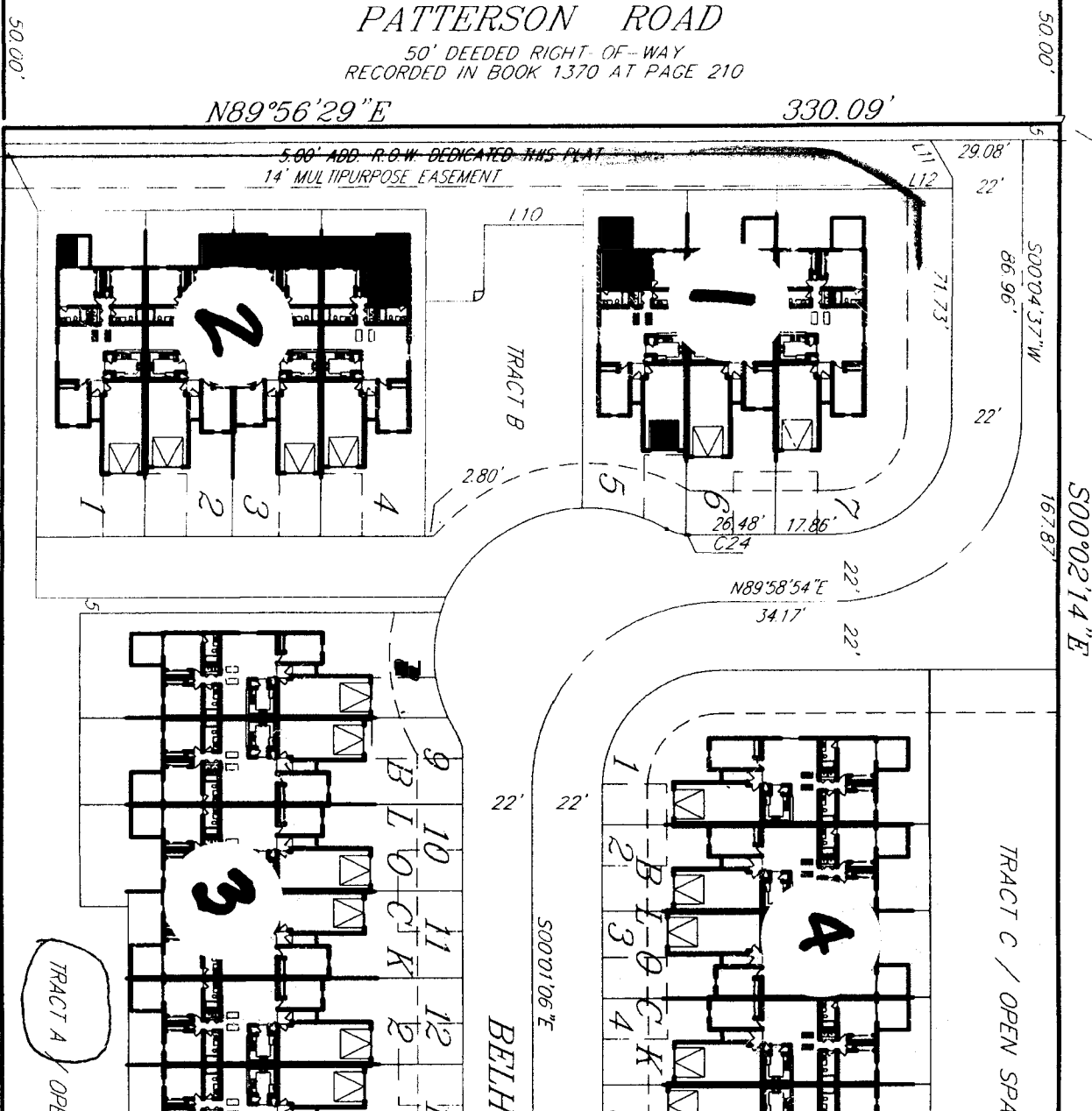
PATTERSON ROAD

50' DEEDED RIGHT-OF-WAY
 RECORDED IN BOOK 1370 AT PAGE 210

N89°56'29"E

330.09'

5.00' ADD. R.O.W. DEDICATED THIS PLAT
 14' MULTIPURPOSE EASEMENT



1268.54'

15' UTILITY, IRRIGATION

TRACT A / OPE

BELH

TRACT C / OPEN SPA

S00°02'14"E

S00°04'37"W

S00°01'06"E

N89°58'54"E

34.17'

26.48'

17.86'

29.08'

22'

71.73'

22'

22'

22'

22'

22'

2.80'

110

50.00'

50.00'

330.08'