

FEE \$10.00

PERMIT # 14110

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 3015 milburn Dr.

Property Tax No: 2943-043-66-001

Subdivision: Monarch Glen

Property Owner: Hector Espinoza

Owner's Telephone: 970-241-8404

Owner's Address: same

Contractor's Name:

Contractor's Telephone:

Contractor's Address:

Fence Material & Height: vinyl wood 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 RSF-4 SETBACKS: Front from property line (PL) or SPECIAL CONDITIONS from center of ROW, whichever is greater. Side from PL Rear 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 7-17-06

Community Development's Approval [Signature] Date 7-17-06

City Engineer's Approval (if required) [Signature] Date 7-17-06

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)

5' Irrigation Easement

14' Multipurpose Easement

15°W 139.35'

19.90'

93.86'

5.00'

7.58'

3015 Milburn Dr.
Lot 1, Block 2, Filing 1
Monarch Ctr Sub.

Milburn Drive

210.35'

Starlight Drive

N00°01'24"E 110.00'

N45°01'25"E 28.28'

25.00'

01'27"

87.70'

drive or driveway

14' Multi Purpose Easement

10' Irrigation Easement

no sidewalk

30'21"

15'8"

35'3"

12'

8'2"

16'

9'

11'

11'

11'

11'

11'

11'

25.00'

104.70'

88.00'

15' Utility & Irrigation Easement

15' Utility & Irrig

1-27-06

Gayle H. Haden

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE PLANNING
DEPARTMENT WILL NOT PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Amended *ll*
11/27/06

3/32-183