

FEE \$10.00

PERMIT #

14788

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: ~~North 34th~~ Saffron way
 Property Tax No: 2945-034-00-067
 Subdivision: Beehive estates 3
 Property Owner: Village Hammer inc of Colo
 Owner's Telephone: 303 809 4208
 Owner's Address: 100 Inverness Terrace east Englewood Colo
 Contractor's Name: Land Escapes LLC
 Contractor's Telephone: 970-464-0876 234-3417
 Contractor's Address: 615 33rd
 Fence Material & Height: post 4' - 6' cedar

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 PD SETBACKS: Front — from property line (PL) or
 SPECIAL CONDITIONS Per approved final — from center of ROW, whichever is greater.
plot/plan (see attached) Side 3' (accessory) from PL Rear — from PL
Permit for 4' split-rail fence and 6' cedar privacy fence.
Privacy fence must end at front yard setback (20') or be stepped-down
per Code.

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 11/07/05
 Community Development's Approval [Signature] Date 11-16-05
 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)

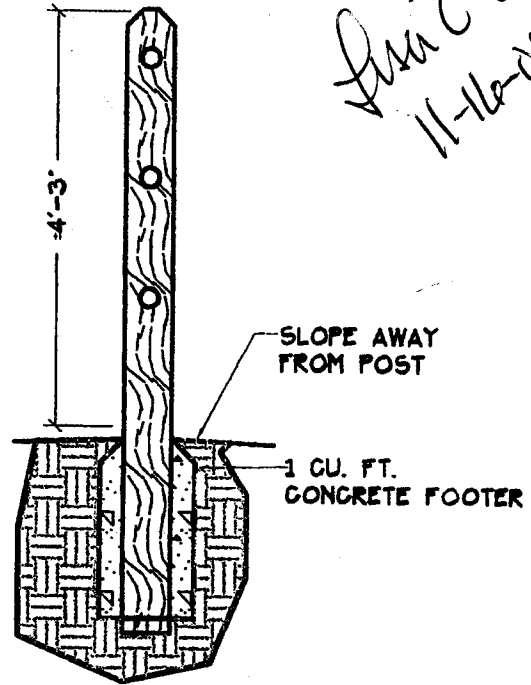
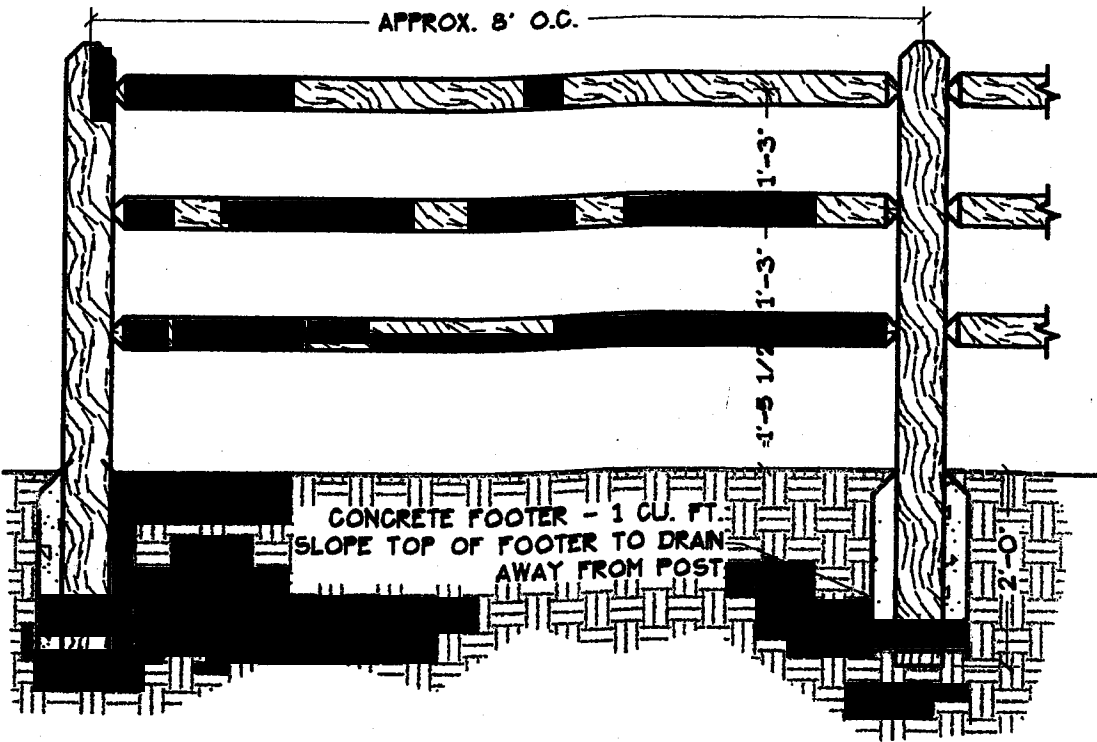
A
1

4' HIGH DOWEL POLE FENCE
NOT TO SCALE

FENCE CONSTRUCTION: LODGEPOLE PINE
- GRADE #1. STAINED AND SEALED

ELEVATION

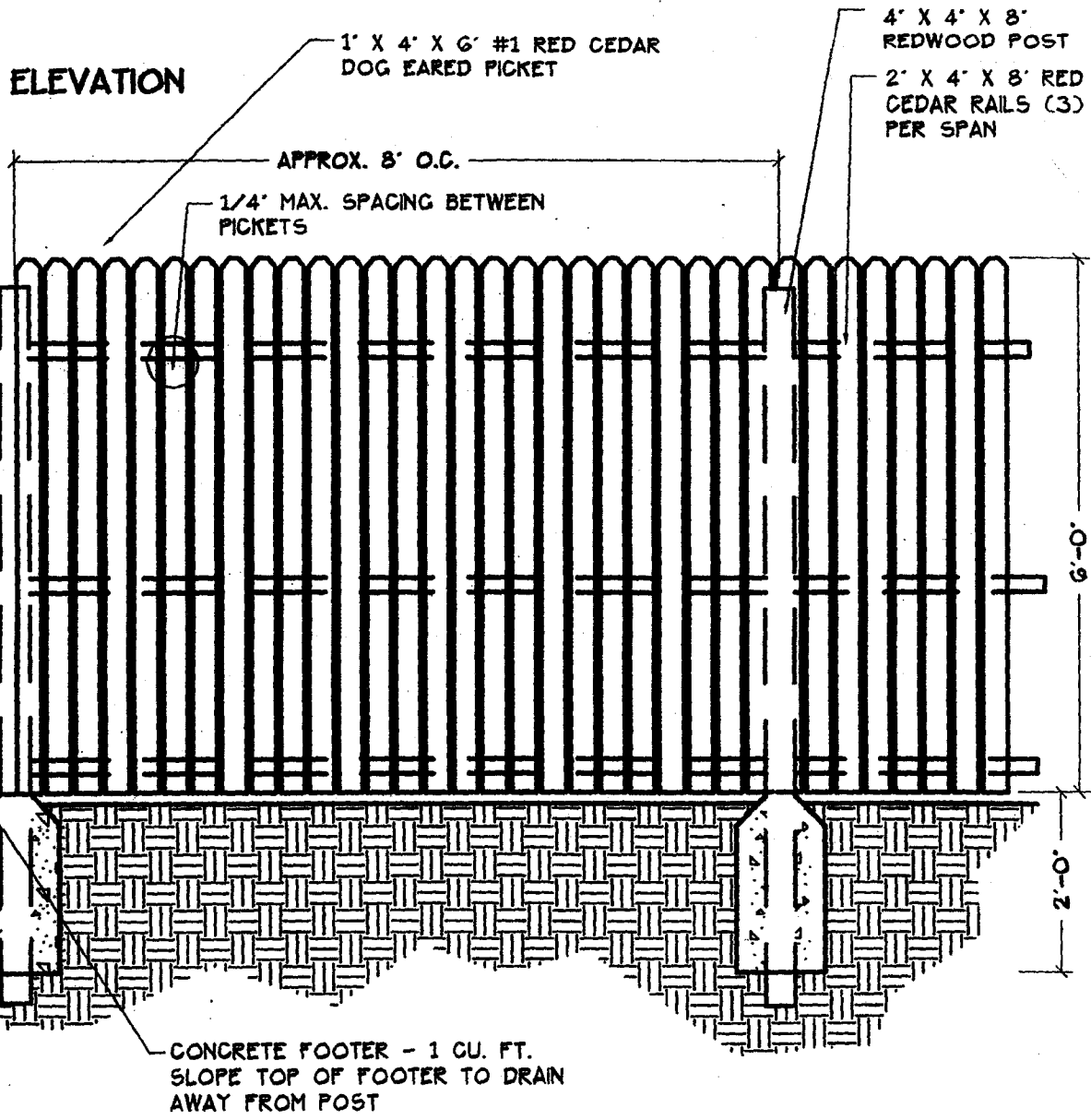
FENCE SECTION



John E Cox
11-16-05

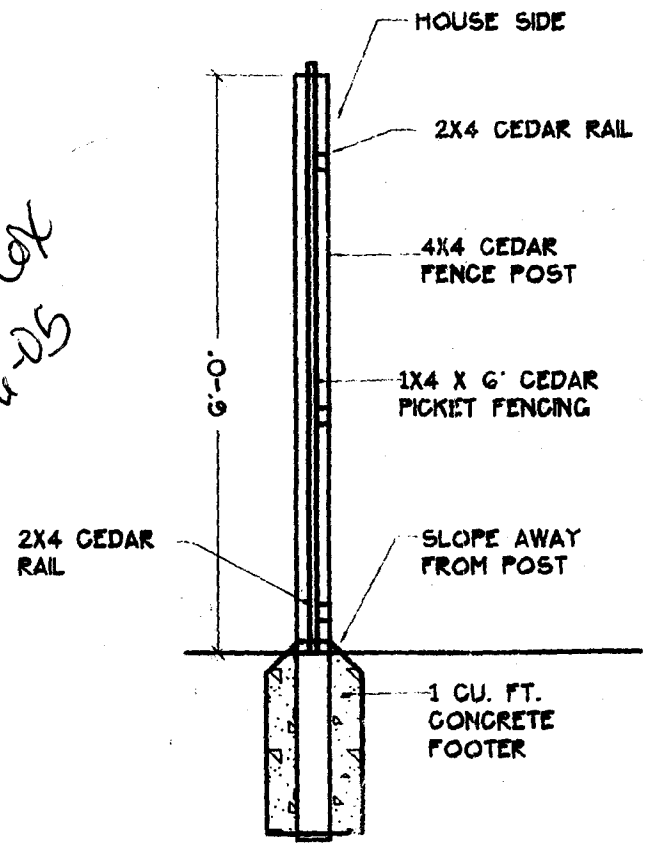
B
1 **6' HIGH WOOD FENCE**
NOT TO SCALE

ELEVATION

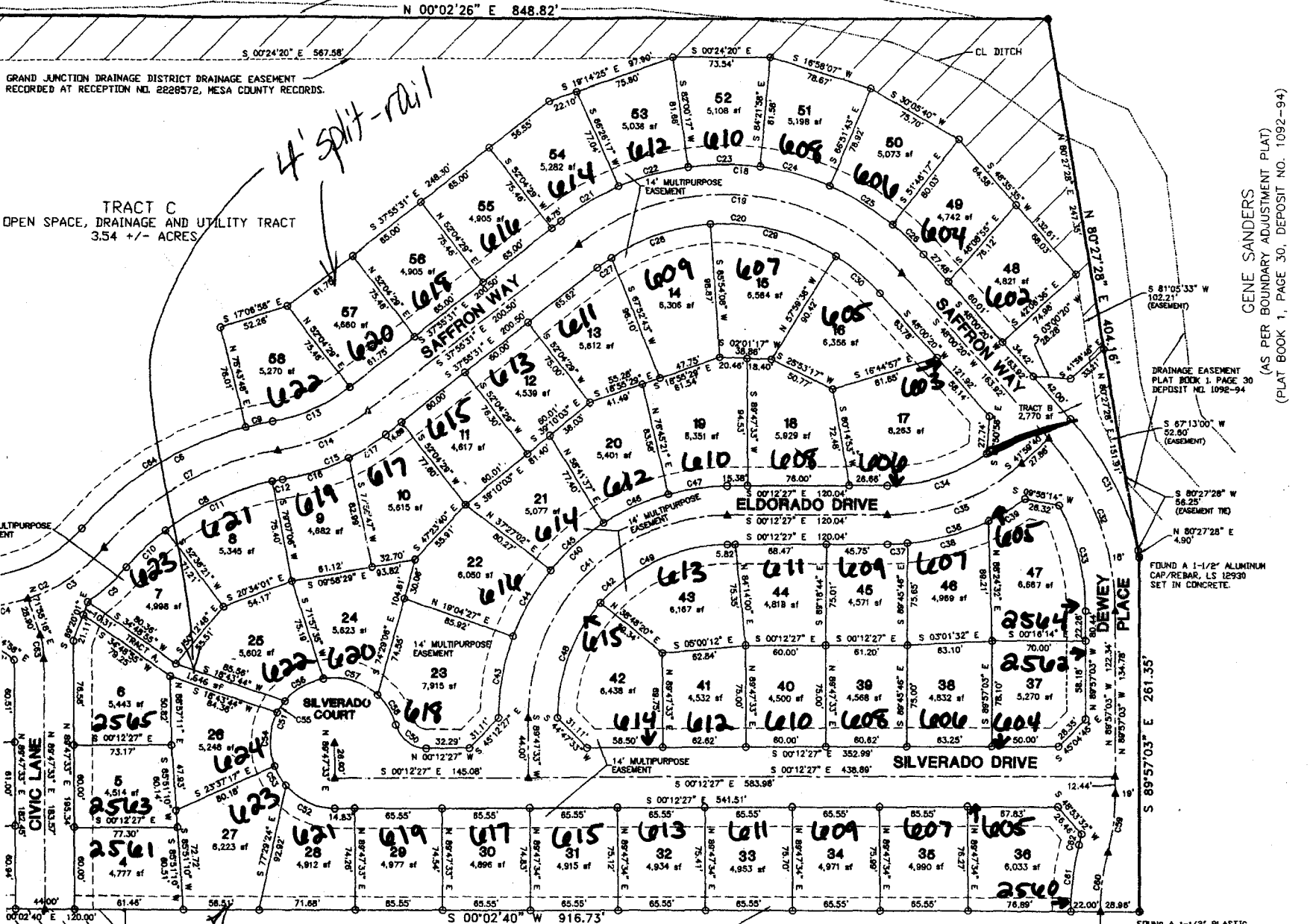


FENCE CONSTRUCTION: WESTERN
 RED CEDAR - GRADE #1. STAINED
 AND SEALED

FENCE SECTION



Jim E Cox
 11-16-05



4' split-rail

TRACT C
 OPEN SPACE, DRAINAGE AND UTILITY TRACT
 3.54 +/- ACRES

GENE SANDERS
 (AS PER BOUNDARY ADJUSTMENT PLAT)
 (PLAT BOOK 1, PAGE 30, DEPOSIT NO. 1092-94)

DRAINAGE EASEMENT
 PLAT BOOK 1, PAGE 30
 DEPOSIT NO. 1092-94

S 07°13'00" W
 52.60'
 (EASEMENT)

S 07°27'28" W
 56.25'
 (EASEMENT TR)

FOUND A 1-1/2" ALUMINUM
 CAP/REBAR, LS 12930
 SET IN CONCRETE.

FOUND A 1-1/2" PLASTIC
 CAP/REBAR, LS 9960
 SET IN CONCRETE.

CUMULUS WIRELESS SERVICES, INC.
 (COMMUNICATIONS TOWER SITE)

FORESIGHT VILLAGE
 A REPLAT OF DEWEY SUBDIVISION
 (RECEPTION # 1265068)

SURVEYOR'S STATEMENT:

I, David G. Nicewicz, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of BEHIVE ESTATES SUBDIVISION PLAT was made by me and/or under my direction and supervision and that to the best of my knowledge, belief, and information both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Grand Junction.

David G. Nicewicz P.L.S. 24963

PLAN SCALE
 1" = 50'

SIGNATURE BLOCK
 FIELD CREW
 DGN, RKG

WEST ELK LAND SURVEYING, INC.

ong, with a 1-1/2" aluminum
 ('all lot corners