

FEE \$10.00

PERMIT # 11002



FENCE PERMIT  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 393 Butte Ct

TAX SCHEDULE NO. 2945-174-41-009

PROPERTY OWNER Carol Joal Arnaudo

OWNER'S PHONE 970-242-5283

OWNER'S ADDRESS 393 Butte Ct

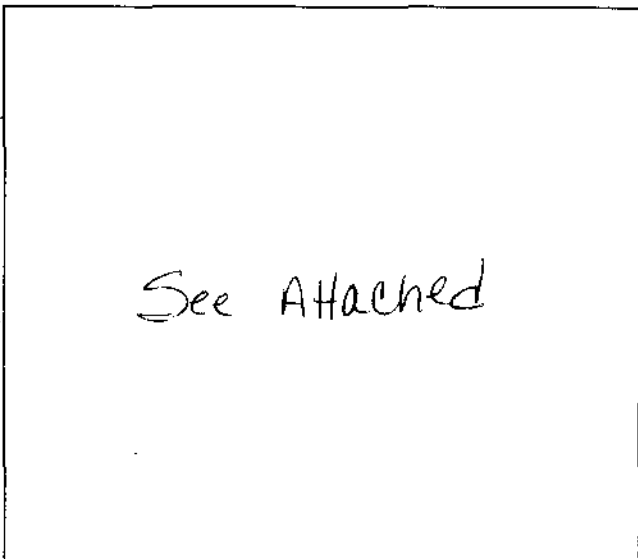
CONTRACTOR C

CONTRACTOR'S PHONE \_\_\_\_\_

CONTRACTOR'S ADDRESS \_\_\_\_\_

FENCE MATERIAL Concrete

FENCE HEIGHT 5 1/2' high top joint



Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, & fence height(s).

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 4

SETBACKS: Front 20' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater.

SPECIAL CONDITIONS \_\_\_\_\_

Side 51' from PL Rear 10' 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 5-5-5B 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 Carol Joal Arnaudo

Date 4-20-00

Community Development's Approval Aster Aragon

Date 4/20/00

City Engineer's Approval (if required) N/A

Date \_\_\_\_\_

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

April 20, 2000

To: Ridges Architectural Control Committee  
From: Joseph & Joael Arnaudo  
393 Butte CT.  
Grand Junction , CO 81503

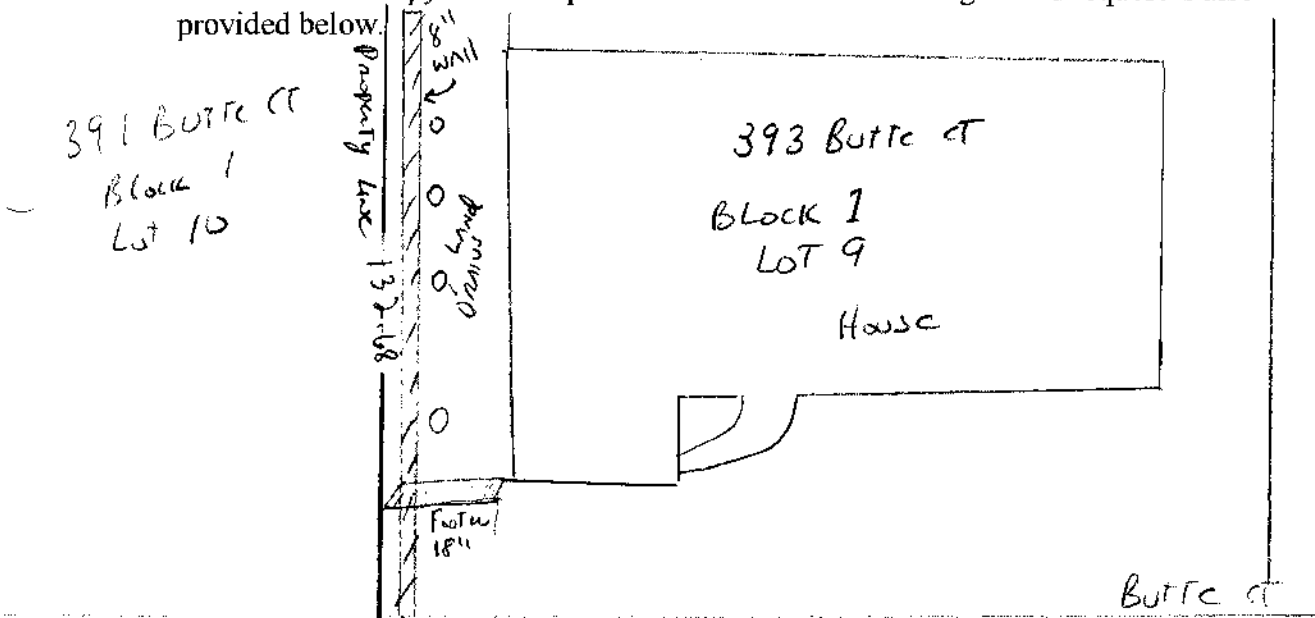
RECORDED  
ANY CHANGE OF LOT LINE MUST  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

*Alise Aragon* 4/20/00

Subject: Request to construct a concrete retaining wall

We request to build a 4 foot retaining wall maximum height, 8 inches thick between our lot 393 Butte and the adjoining lot 391 Butte property line. This wall would sit 1 inch into our property. The footer will be 18 inches into our lot 393. The wall will be placed near the edge of the footer closest to the our property line. The concrete wall will have steel in the footer and wall to provide structural support to the wall. The wall surface will be textured so that it can be seen from our property. The wall will extend along our entire property line 132.68 feet adjusting to the terrain.

Enclosed is a copy of our improvement location. A drawing of this request is also provided below.



Your approval is requested for this project. Please FAX your approval to 970-242-5283. Direct any mail to: MSC 242, 2516 Broadway #6, Grand Junction, CO 81503.

Thank you for your time and consideration.

Yours truly,

*Joseph S. Arnaudo*  
Joseph S. Arnaudo

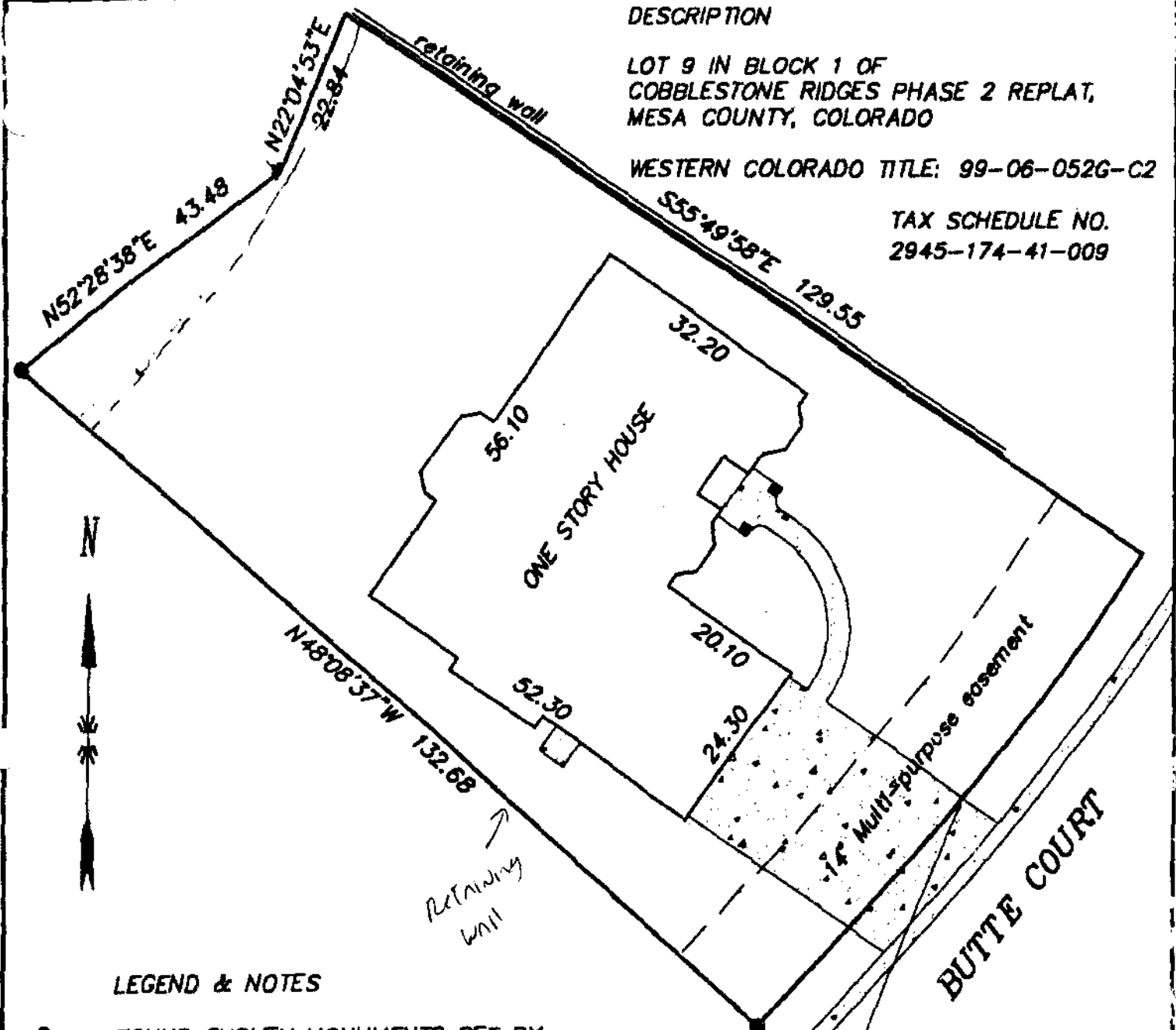
*Joael Arnaudo*  
Joael Arnaudo

DESCRIPTION

LOT 9 IN BLOCK 1 OF  
COBBLESTONE RIDGES PHASE 2 REPLAT,  
MESA COUNTY, COLORADO

WESTERN COLORADO TITLE: 99-06-052G-C2

TAX SCHEDULE NO.  
2945-174-41-009



LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS

THIS PROPERTY DOES NOT FALL WITHIN  
THE 100 YEAR FLOOD PLAIN

A=81.77  
 R=465.00  
 D=10°04'29"  
 B=S39°02'31"W  
 C=81.66  
 T=40.99

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for BANK OF COLORADO - WESTERN SLOPE; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 6/30/99, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or any adjoining premises except as indicated, and that there is no evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

