



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

AC

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 456 SNOW MESA CT

TAX SCHEDULE NO 2945-271-15-033

PROPERTY OWNER BILL STEWART

OWNER'S PHONE _____

OWNER'S ADDRESS 456 SNOW MESA CT

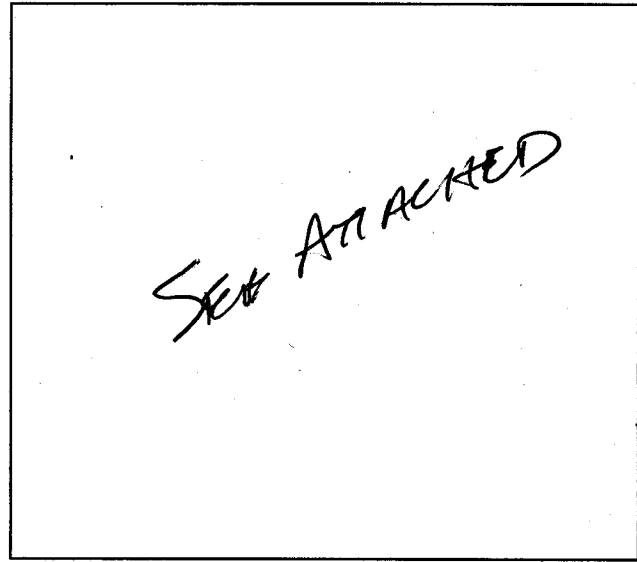
CONTRACTOR GREG DURF

CONTRACTOR'S PHONE 858-1490

CONTRACTOR'S ADDRESS 2099 K RD

FENCE MATERIAL STUCCO

FENCE HEIGHT 4'



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). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD

SPECIAL CONDITIONS _____

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

Side SE 4'; NW 15' 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 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]

Community Development's Approval [Signature]

City Engineer's Approval (if required) _____

Date 3/22/02

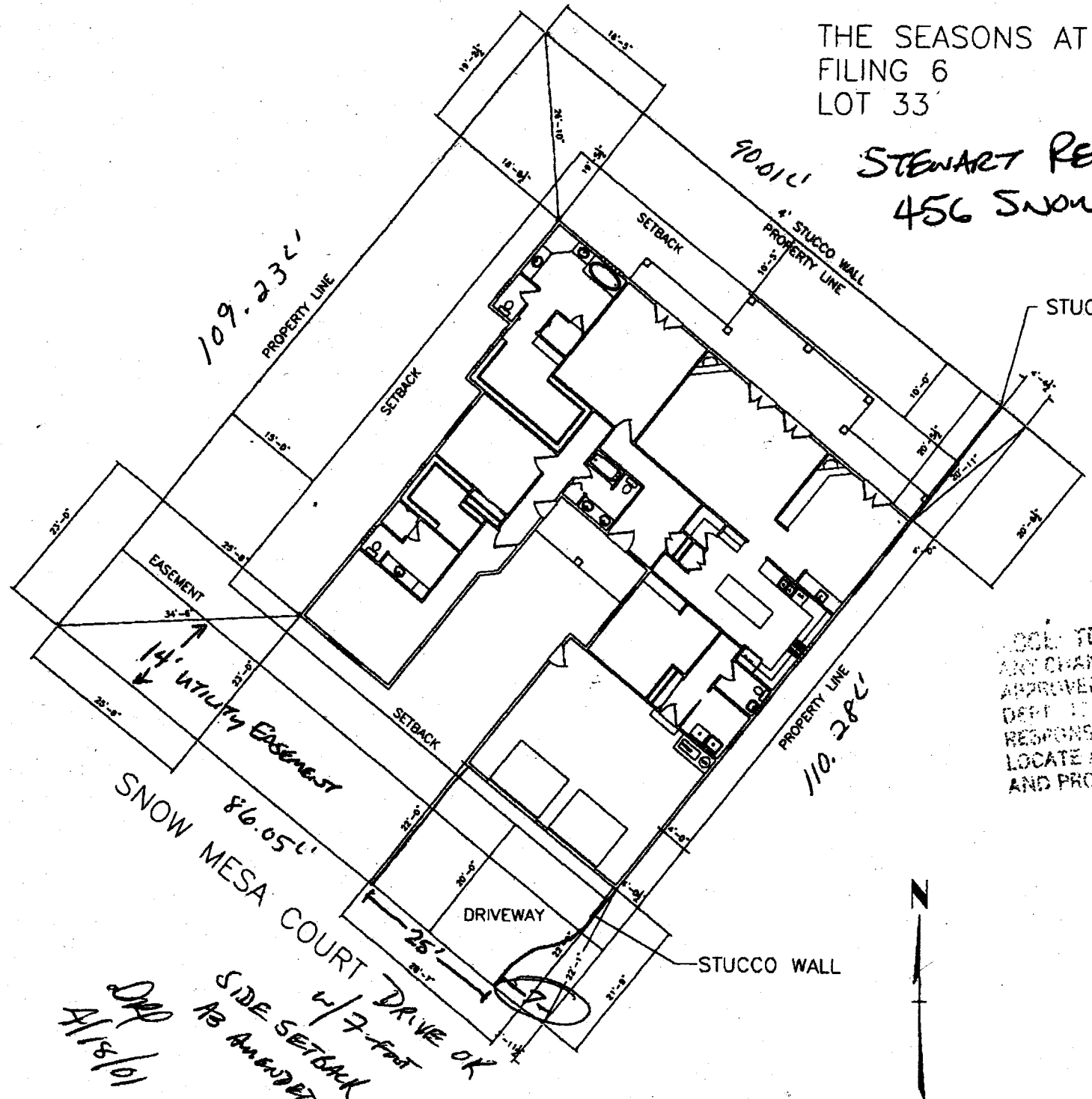
Date 3-22-02

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)

THE SEASONS AT TIARA RADO
FILING 6
LOT 33

900111 STEWART RESIDENCE
456 SNOW MESA CT.



109.232'
PROPERTY LINE

EASEMENT
14' UTILITY EASEMENT

SNOW MESA COURT DRIVE OR
86.05'
SIDE SETBACK
w/ 7-foot
AS AMENDED.

DAW
4/18/01

STUCCO WALL

110.282'
PROPERTY LINE

STUCCO WALL

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

4/25/01
Bonnie



2945-271-15-033