

FEE \$10.00

No Charge - Ronnie PERMIT # 13314

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



file # VR-2004-133

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 585 GRAND CASCADE WY	
PROPERTY TAX NO: 2943-072-35-003	
SUBDIVISION: the falls 2004	
PROPERTY OWNER: Joseph + Gail Leo	
OWNER'S PHONE: 255-0923	
OWNER'S ADDRESS: 585 GRAND CASCADE WY	
CONTRACTOR NAME: ALPINE FENCE CO.	
CONTRACTOR'S PHONE: 242-7011	
CONTRACTOR'S ADDRESS: 778 1400 LANE, DELTA, CO.	
FENCE MATERIAL & HEIGHT: PVC/VINYL - 3 FT. -	

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 SETBACKS: Front 20' from property line (PL) or
 SPECIAL CONDITIONS per new approved plat _____ from center of ROW, whichever is greater.
 Side 0' from PL Rear 0' from PL
1/3 closed to 2/3 open

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).

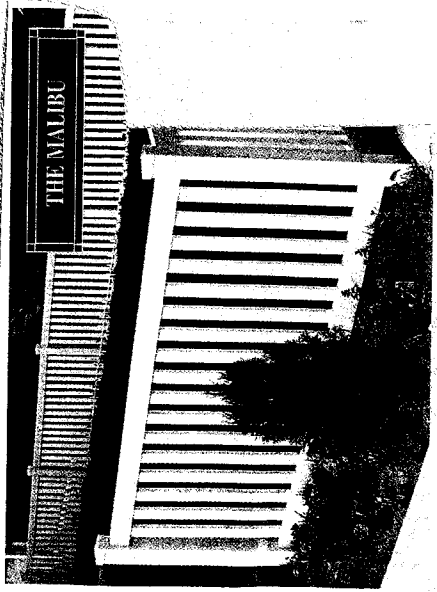
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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.

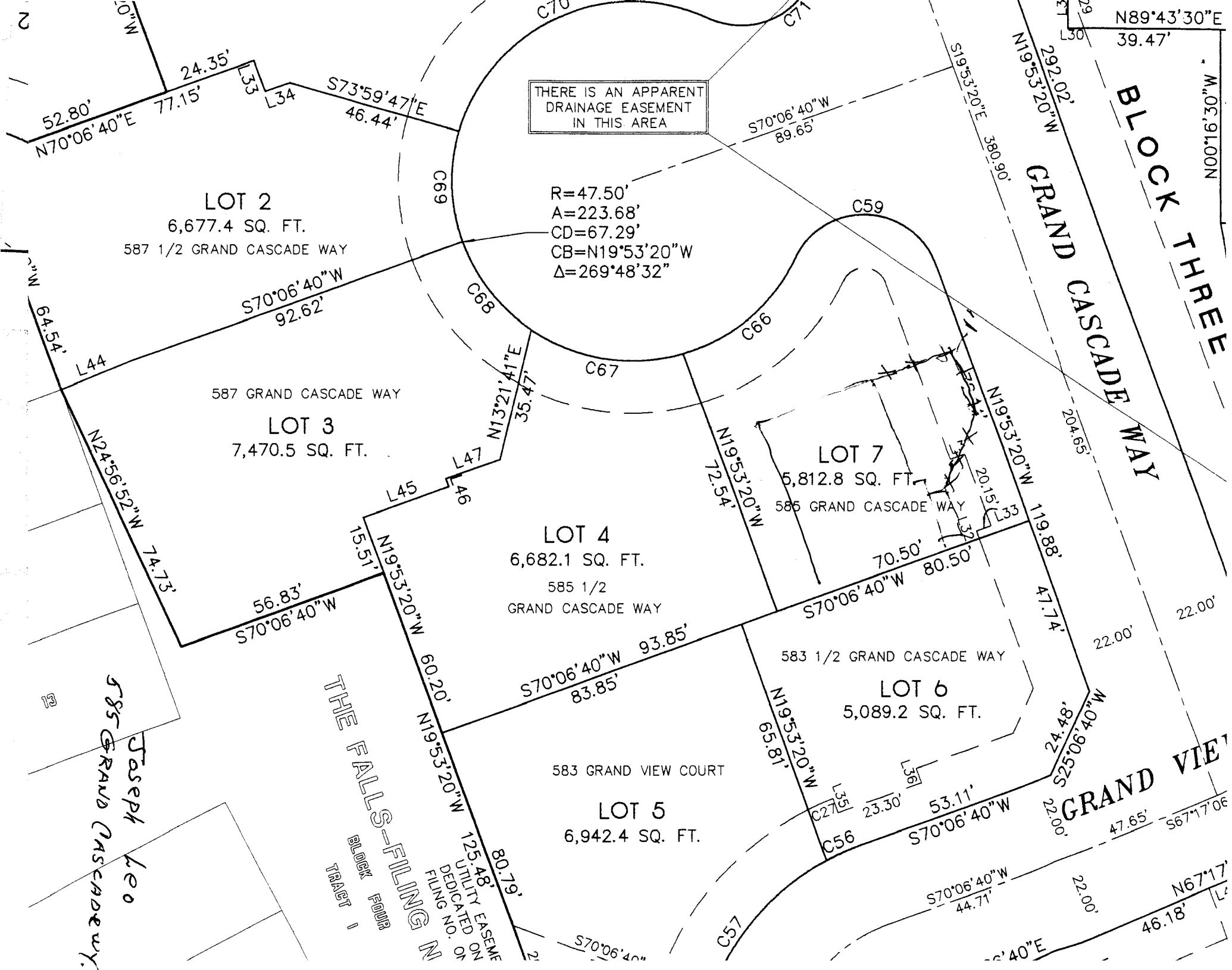
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature Joseph Leo Date 9-20-04
 Community Development's Approval Ronnie Edwards APA Date 2/23/06
 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)

Joseph Leo
585
GRAND CASCADE
WAY





THERE IS AN APPARENT
DRAINAGE EASEMENT
IN THIS AREA

R=47.50'
A=223.68'
CD=67.29'
CB=N19°53'20"W
Δ=269°48'32"

LOT 2
6,677.4 SQ. FT.
587 1/2 GRAND CASCADE WAY

587 GRAND CASCADE WAY
LOT 3
7,470.5 SQ. FT.

LOT 4
6,682.1 SQ. FT.
585 1/2
GRAND CASCADE WAY

LOT 7
5,812.8 SQ. FT.
585 GRAND CASCADE WAY

583 1/2 GRAND CASCADE WAY
LOT 6
5,089.2 SQ. FT.

583 GRAND VIEW COURT
LOT 5
6,942.4 SQ. FT.

*Joseph Leo
585 GRAND CASCADE WAY.*

**THE FALLS-FILING
TRACT I
BLOCK FOUR**
NO UTILITY EASEMENT
DEDICATED ON
FILING NO. 125,448

BLOCK THREE

GRAND CASCADE WAY

GRAND VIEW COURT