



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

ac

PLOT PLAN

PROPERTY ADDRESS 2994 Summerbrook Dr.
TAX SCHEDULE NO 2943-051-69-014
PROPERTY OWNER DeeAnn Dardis
OWNER'S PHONE 242-5915
OWNER'S ADDRESS 2994 Summerbrook Dr.
CONTRACTOR n/a
CONTRACTOR'S PHONE n/a
CONTRACTOR'S ADDRESS n/a
FENCE MATERIAL wood
FENCE HEIGHT 6' in front & side 4' w/ trellis in back

See attached (marked in red)

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 from PL Rear from PL

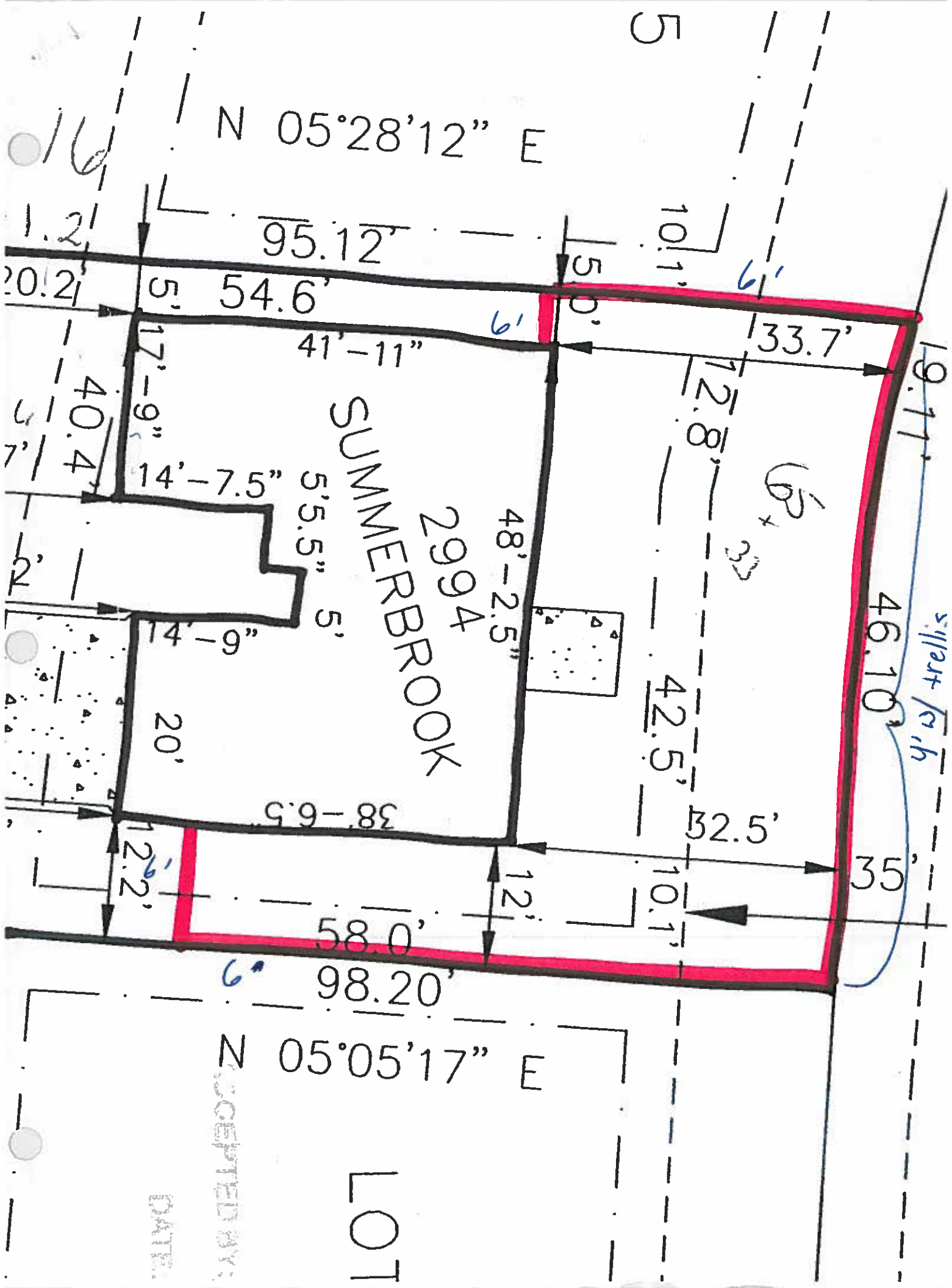
Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corner lot that extends past the rear of the house along the side yard or abuts an alley requires approval from the City Engineer (Section 4.1.J of the Grand Junction Zoning 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 DeeAnn Dardis
Community Development's Approval Pat Bushman
City Engineer's Approval (if required)

Date 8-22-02
Date 8-23-02
Date



N 05°28'12" E

54.6'

41'-11"

SUMMERBROOK  
2994

48'-2.5"

5'-9-88

58.0'  
98.20'

N 05°05'17" E

LOT

ACCEPTED BY:

DATE:

split/roll

46.10'

35'

12.8'

42.5'

32.5'

10.1'

6' x 3'

5.0'

33.7'

10.1'

95.12'

17'-9"

14'-7.5"

5'5.5"

14'-9"

20'

12.2'

12'

1.2'

20.2'

40.4'

2'

12.2'

6"

19.11'

5

16