

FEE \$5.00

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS VISTA DEL NORTE SUBDIVISION

TAX SCHEDULE NO _____

PROPERTY OWNER MR. DALE COLE; COLE & Co. REALTY

OWNER'S PHONE 243-8836

OWNER'S ADDRESS 235 N. 7th

CONTRACTOR SAME

CONTRACTOR'S PHONE _____

FENCE MATERIAL CEDAR

FENCE HEIGHT 6'

PLOT PLAN

SEE 0001 Vista Del Norte ATTACHED

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

SPECIAL CONDITIONS as per approved plan 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 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 [Signature] Date 1-12-95

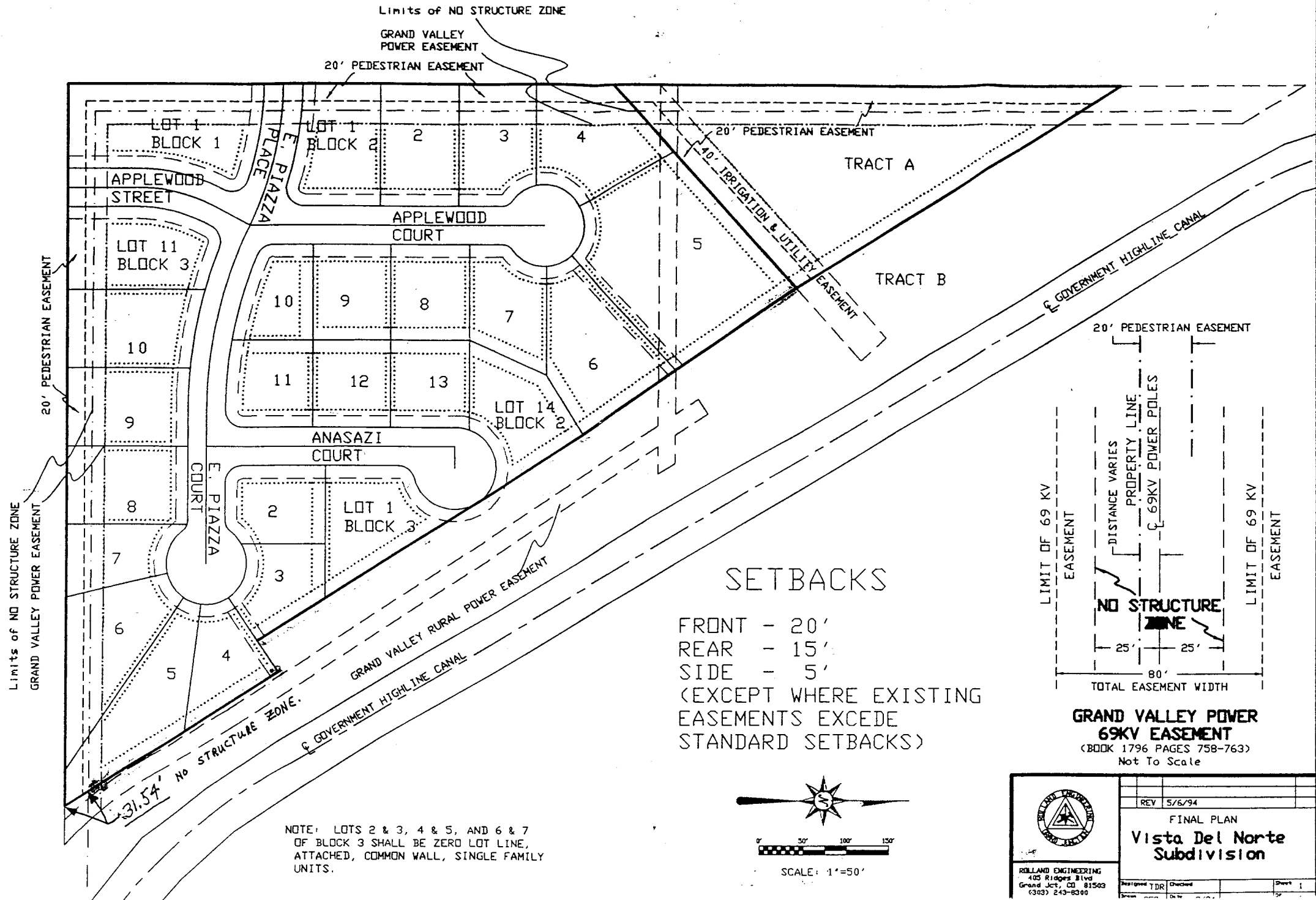
Community Development's Approval [Signature] Date 1-13-95

City Engineer's Approval (if required) _____ Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Community Development) (Yellow: Code Enforcement) (Pink: Customer)

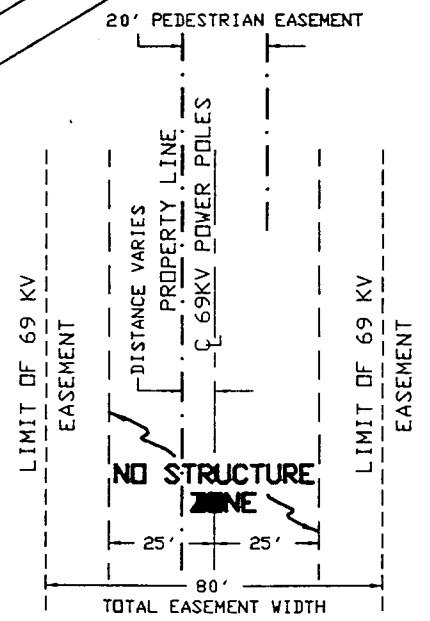
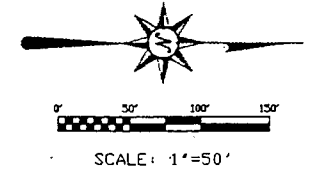
C:\MEHSON\SETBACK Wed Jan 11 09:26:42 1995 ROLLAND ENGINEERING




NOTE: LOTS 2 & 3, 4 & 5, AND 6 & 7 OF BLOCK 3 SHALL BE ZERO LOT LINE, ATTACHED, COMMON WALL, SINGLE FAMILY UNITS.

SETBACKS

FRONT - 20'
 REAR - 15'
 SIDE - 5'
 (EXCEPT WHERE EXISTING EASEMENTS EXCEED STANDARD SETBACKS)



**GRAND VALLEY POWER
 69KV EASEMENT**
 (BOOK 1796 PAGES 758-763)
 Not To Scale

	REV	5/6/94
	FINAL PLAN	
Vista Del Norte Subdivision		
ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct., CO. 81503 (303) 243-8300	Prepared TDR Checked Drawn	Sheet 1 of 1