

FEE \$10.00

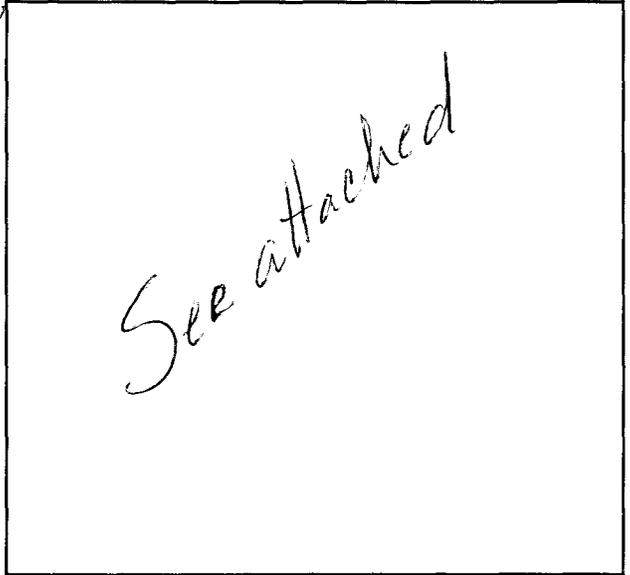
# FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2393W. Platteau St  
 TAX SCHEDULE NO 2945-201-10-018  
 PROPERTY OWNER Stan & Judy Kiser  
 OWNER'S PHONE 242-6334  
 OWNER'S ADDRESS Same  
 CONTRACTOR Landscape  
 CONTRACTOR'S PHONE 464-0874  
 FENCE MATERIAL WOOD  
 FENCE HEIGHT 6'



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

SETBACKS: Front \_\_\_\_\_ 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 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 Judy Kiser Date 5/22/96  
 Community Development's Approval Pamela Edwards Date 5/22/96  
 City Engineer's Approval (if required) N/A Date \_\_\_\_\_

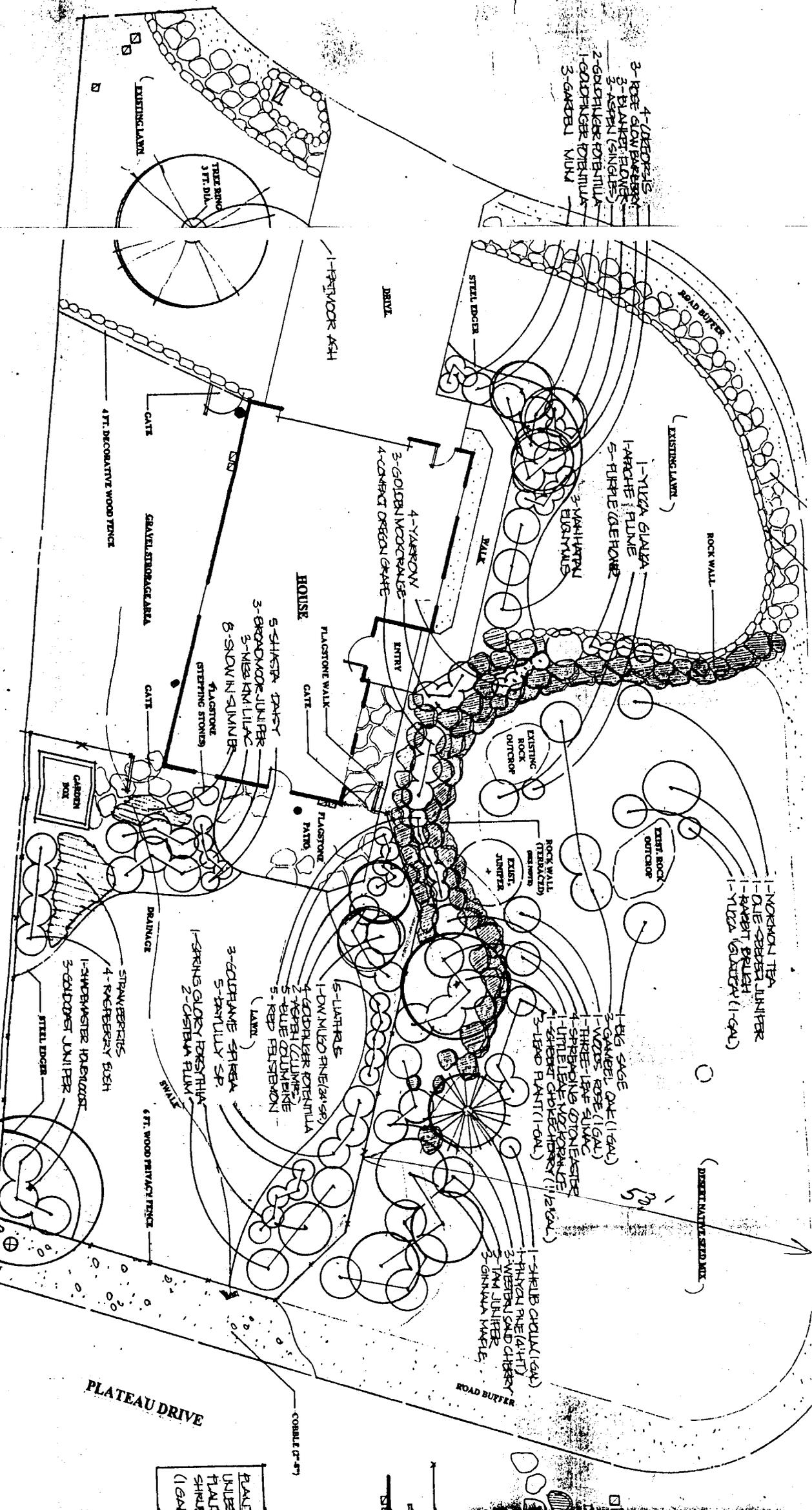
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Community Development)

(Yellow: Code Enforcement)

(Pink: Customer)

- 4-ORONDIS
- 3-ROSE GLOW BURNING
- 3-BLANKET FLOWER
- 3-ASPEN (SINGLE)
- 2-GOLDENROD FORBENTILLA
- 1-GOLDENROD FORBENTILLA
- 3-GARDBU MUM



- 1-NORFOLK TEA
- 1-OLIVE BERRY JUNIPER
- 1-RABBIT EARS
- 1-YUCCA GLAUCA (1-GAL)

- 1-BIG SAGE
- 3-GARDBU (1-GAL)
- 1-WOODS ROSE (1-GAL)
- 1-THREE LEAF SILVER
- 4-SPRINGING GYONIA
- 1-LITTLE LEAF WOODRIDGE
- 1-CHERRY CHOCOLATE (1-GAL)
- 3-LEAD PLANT (1-GAL)

- 1-SHELB CROCK (1-GAL)
- 1-THORN RUE (1-GAL)
- 3-WESTERN SAND CHERRY
- 3-TAM JUNIPER
- 3-GINKGO MAJESTIC

- 5-LIATRIS
- 1-DWARF NEROLI (1-GAL)
- 1-GOLDENROD FORBENTILLA
- 2-ASPEN (SINGLE)
- 5-BLUE COLUMBINE
- 5-RED BELLS

- 3-GOLDENROD FORBENTILLA
- 5-DANVILLE SP.
- 1-SPRING GLODY ROSE
- 2-CRISTATA FLAM.

- 4-RAFFERTY BUSH
- 1-3-WAY WINTER HAZEL
- 3-GOLDENROD FORBENTILLA

PLATEAU DRIVE  
 UNLESS  
 FLAGSTONE  
 SHRUBS  
 (1 GAL)

PLATEAU DRIVE

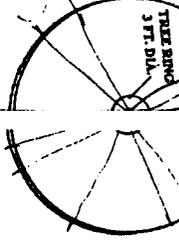
ROAD BUFFER

COBBLE (7-5)

GRAVEL STORAGE AREA

4 FT. DECORATIVE WOOD FENCE

1-FAIRWOOD ASH



EXISTING LAWN

EXISTING LAWN

ROCK WALL

(DIRT NATIVE SEED MIX)

STEEL EDGER

PAVE

EXISTING ROCK OUTCROP

EXIST. JUNIPER

ROCK WALL (RETRACTED) EXIST.

DIRT ROCK OUTCROP

EXISTING ROCK OUTCROP

HOUSE

FLAGSTONE WALK

FLAGSTONE PATIO

FLAGSTONE

FLAGSTONE

FLAGSTONE

FLAGSTONE

FLAGSTONE

FLAGSTONE

FLAGSTONE

4-YUCCAWON

3-GOLDENROD FORBENTILLA

4-CORNER OREGON GRAPE

5-SHAKIRA DARTY

3-BROADWOOD JUNIPER

5-NICE KIMILIA

8-SNOW IN JUNIPER

5-SHAKIRA DARTY

3-BROADWOOD JUNIPER

5-NICE KIMILIA

8-SNOW IN JUNIPER

5-SHAKIRA DARTY

3-BROADWOOD JUNIPER

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