

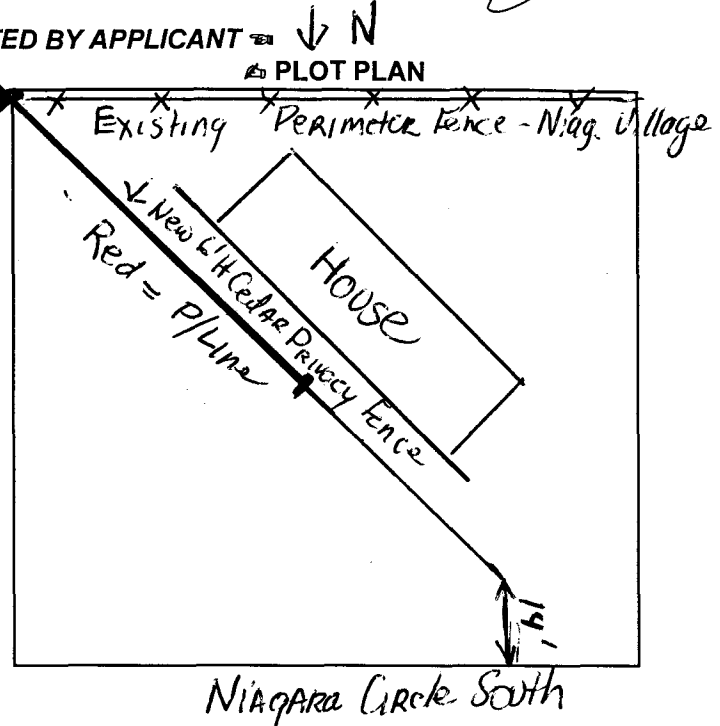
FEE \$10.00

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

Lot 9
 PROPERTY ADDRESS 2823 ~~2021~~ Niagara Circle South
 TAX SCHEDULE NO 2943-182-17-009
 PROPERTY OWNER Golden Villa Homes
 OWNER'S PHONE 2475 Newy 6450
 OWNER'S ADDRESS 245-9039
 CONTRACTOR J & S Fence Co., Inc.
 CONTRACTOR'S PHONE 970-243-2723
 FENCE MATERIAL Cedar Materials
 FENCE HEIGHT 72"



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 PRS 8
 SPECIAL CONDITIONS _____

SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater.
 Side 0' from PL Rear 0' from PL
for fences

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.

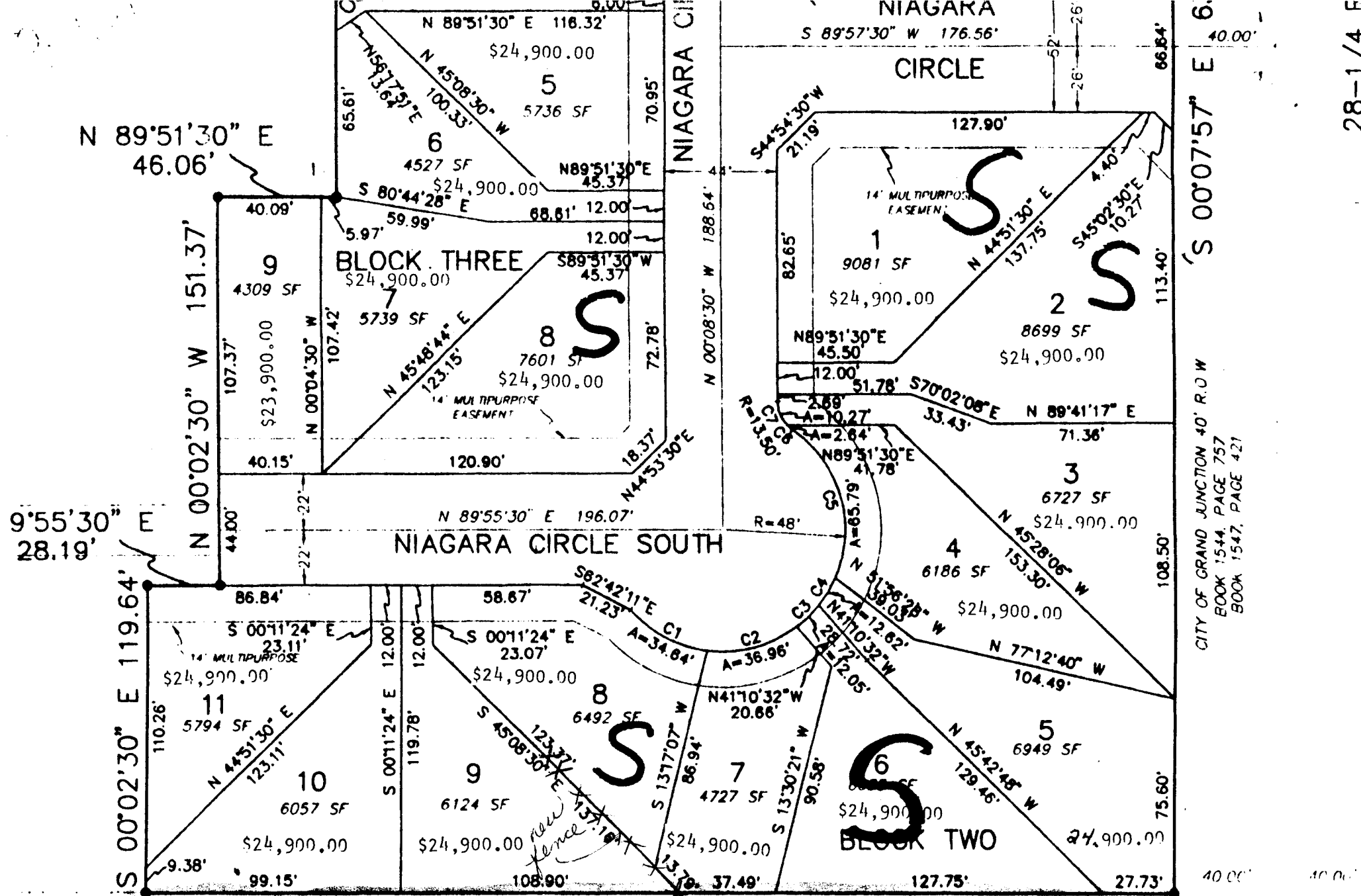
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply.

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 John Palmer - J+S Fence Date 12-27-96
 Community Development's Approval Ronnie Edwards Date 12-27-96
 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)



9°55'30" E
28.19'

N 89°51'30" E
46.06'

N 00°02'30" W 151.37'

S 00°02'30" E 119.64'

CITY OF GRAND JUNCTION 33' R.O.W.
BOOK 1544, PAGE 757
BOOK 1547, PAGE 421

NIAGARA CIRCLE SOUTH

S 89°59'31" E 401.03'

NIAGARA CIRCLE

Remunerated with No 6 Rebar

CITY OF GRAND JUNCTION 40' R.O.W.
BOOK 1544, PAGE 757
BOOK 1547, PAGE 421

S 00°07'57" E 66.84'

28-1/4 F

33.90'

10/17/2014
STATION 18
R.L. 11.1
L.M. 1044.11.1