

FEE \$10.00

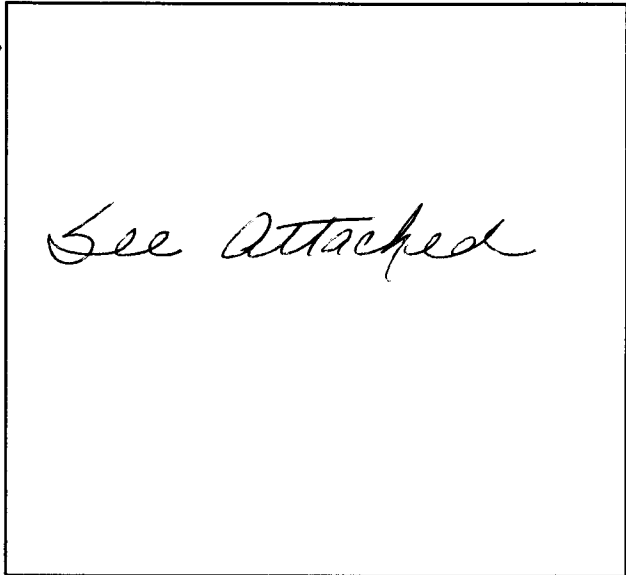
# FENCE PERMIT

## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 382 Ridgeway Dr  
 TAX SCHEDULE NO 2945-212-15018  
 PROPERTY OWNER Tom & Diane Dutch  
 OWNER'S PHONE 241-6263  
 OWNER'S ADDRESS 382 Ridgeway Dr  
 CONTRACTOR Clarke & Co, Inc  
 CONTRACTOR'S PHONE 241-5317  
 FENCE MATERIAL Wood  
 FENCE HEIGHT 6 Foot



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 ACCD approval required

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 Diane M. Dutch

Date \_\_\_\_\_

Community Development's Approval Marcia Rabideaux

Date 4-30-96

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)

AUTOMATIC IRRIGATION TO ALL PLANTINGS,  
 LAWN AREAS TO HAVE 1804 RAINBIRD  
 POP-UPS, SHRUB AREAS TO HAVE  
 BUBBLERS. TIMBER WALLS TO FORM STEPS  
 FROM FRONT TO REAR ARE TO 6" X 6"  
 TREATED MATERIAL. FLAGSTONE WALK TO BE  
 SET IN GRAVEL MULCH OR DIRECTLY ON  
 SOIL. SEE DETAIL SHEETS FOR PLANTING  
 AND IRRIGATION DETAILS.

APS

