

FEE \$10.00

PERMIT # 10102

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 109/119 Independent

TAX SCHEDULE NO 2945-104-13013 Y 014

PROPERTY OWNER D & E Greenwood

OWNER'S PHONE ~~970~~ (970) 243-2308

OWNER'S ADDRESS P.O. Box 2867 GS Colo 81502

CONTRACTOR Maranatha Fence Feencing - Doug

CONTRACTOR'S PHONE 241-9303

FENCE MATERIAL Cedar -

FENCE HEIGHT 6' & 4' (picket or split rail)



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 RMF-64

SPECIAL CONDITIONS _____

SETBACKS: Front 20' from property line (PL) or
45' Ind. from center of ROW, whichever is greater.
65' 1st. St.
 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 9-2-97

Community Development's Approval [Signature] Date 9-2-97

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)

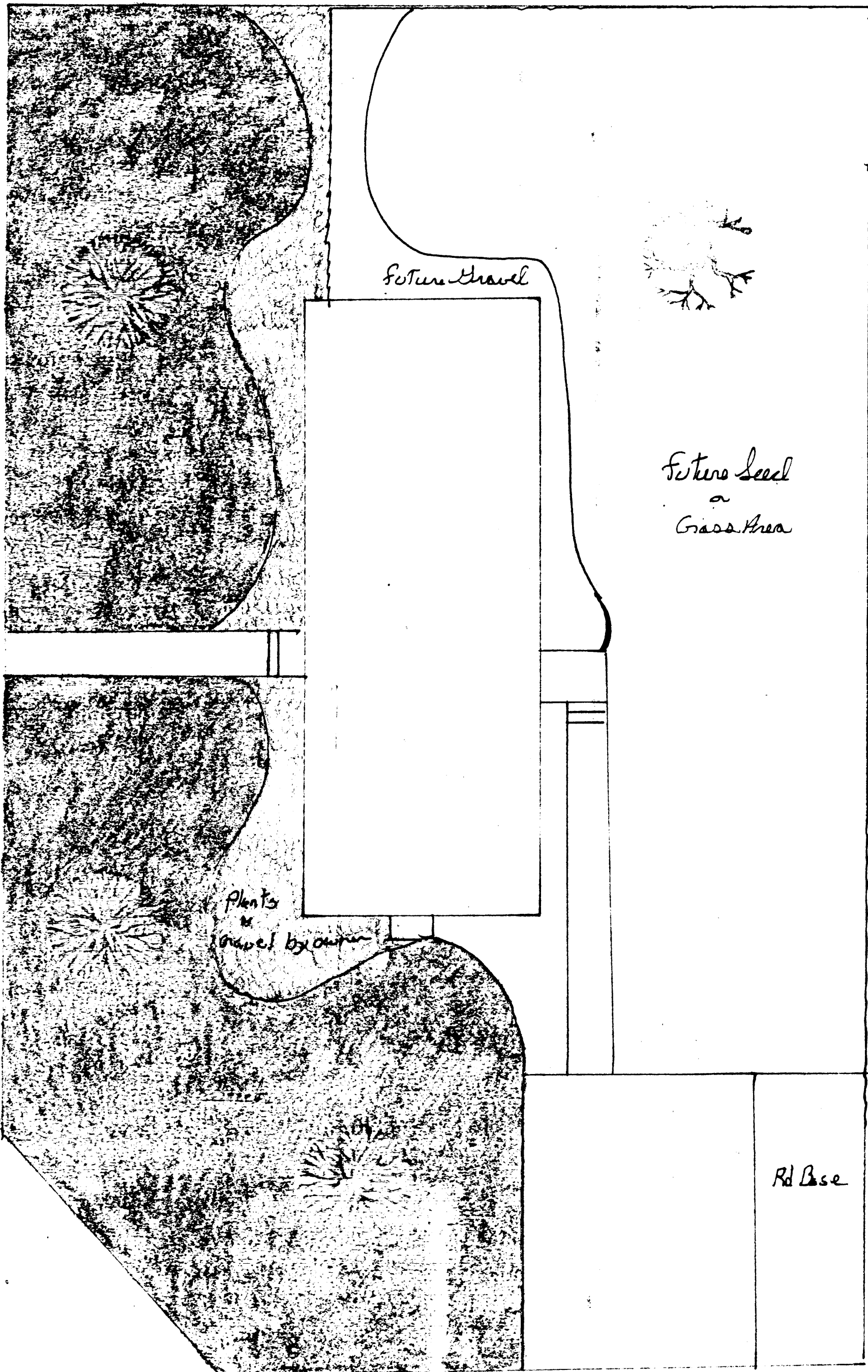
New Concepts in Landscaping.

for
Sandance Properties

by
Land Escapes $1\frac{1}{2}'' = 10' \text{ V.N.}$

109 Independent

1st Street



1- *Cottonwood* $1\frac{1}{2}''$ caliper measured 1' above ground level

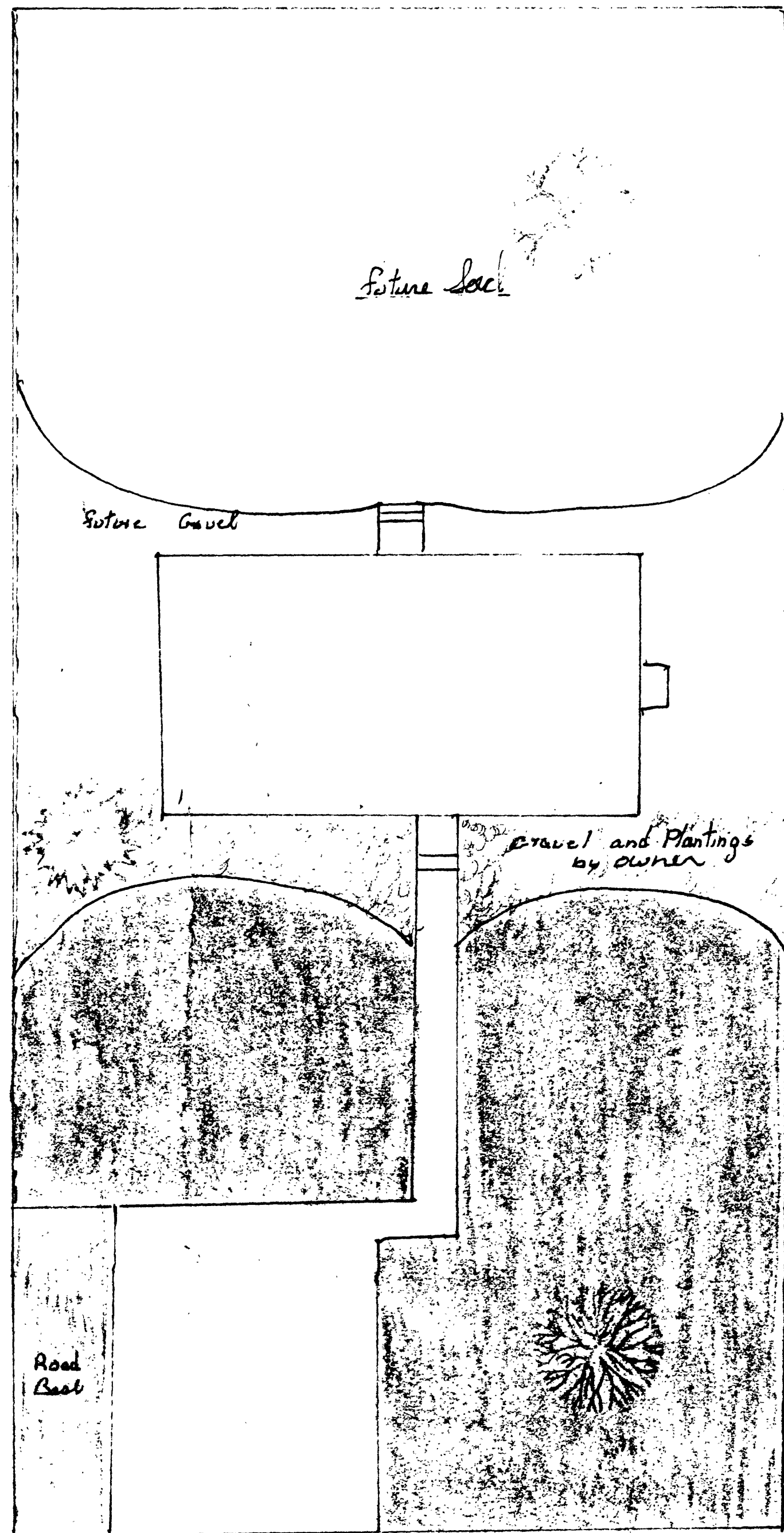
2- *Ash* $1\frac{1}{2}''$ Caliper measured 1' above ground level

underground, pressurized irrigation system to be provided.

ACCEPTED BY KR 9/17/97
MUST BE
RESPONSIBLE FOR
LOCATE AND
AND PREPARE

New Concepts in Landscaping
 for
Sundance Properties
 by
Land Escapes 1 1/2" V.N.
 II

119 Independent



6' tall
 Spruce
 Ash 1 1/2"
 Caliper measured
 1' above ground
 level
 Cottonwood 1 1/2"
 Caliper
 measured 1'
 above ground
 level
 underground pressurized
 irrigation system to be
 provided.

RP 9/17/97
 DATE
 TYPE
 POSITION
 LOCATION

Independent Hill