

FEE \$10.00

PERMIT # 10155

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 2551 Fall Valley Subdivision

TAX SCHEDULE NO 2946-031-45-001

PROPERTY OWNER John Davis

OWNER'S PHONE 243-2308

OWNER'S ADDRESS P.O. BOX 2861

CONTRACTOR Castle Homes, Inc.

CONTRACTOR'S PHONE 248-9708

FENCE MATERIAL Brick

FENCE HEIGHT No taller than 8'

PLOT PLAN

2551 Fall Valley Avenue

SEE 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-2.9 SETBACKS: Front NA from property line (PL) or

SPECIAL CONDITIONS FENCE TO BE LOCATED from center of ROW, whichever is greater.

OUTSIDE OF 40' SIGHT TRIANGLE 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 10/20/97

Community Development's Approval [Signature]

Date 10-21-97

City Engineer's Approval (if required) _____

Date _____

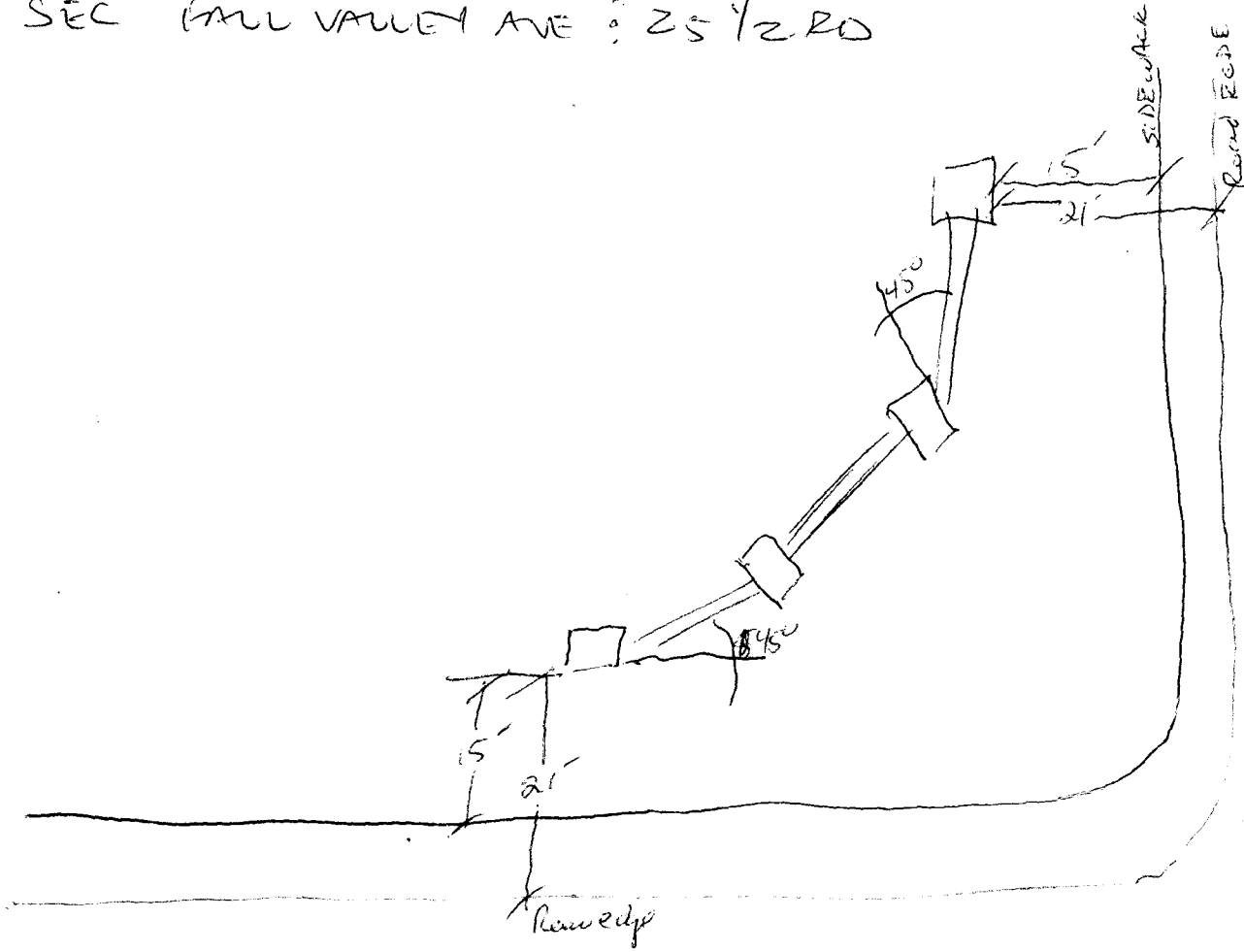
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

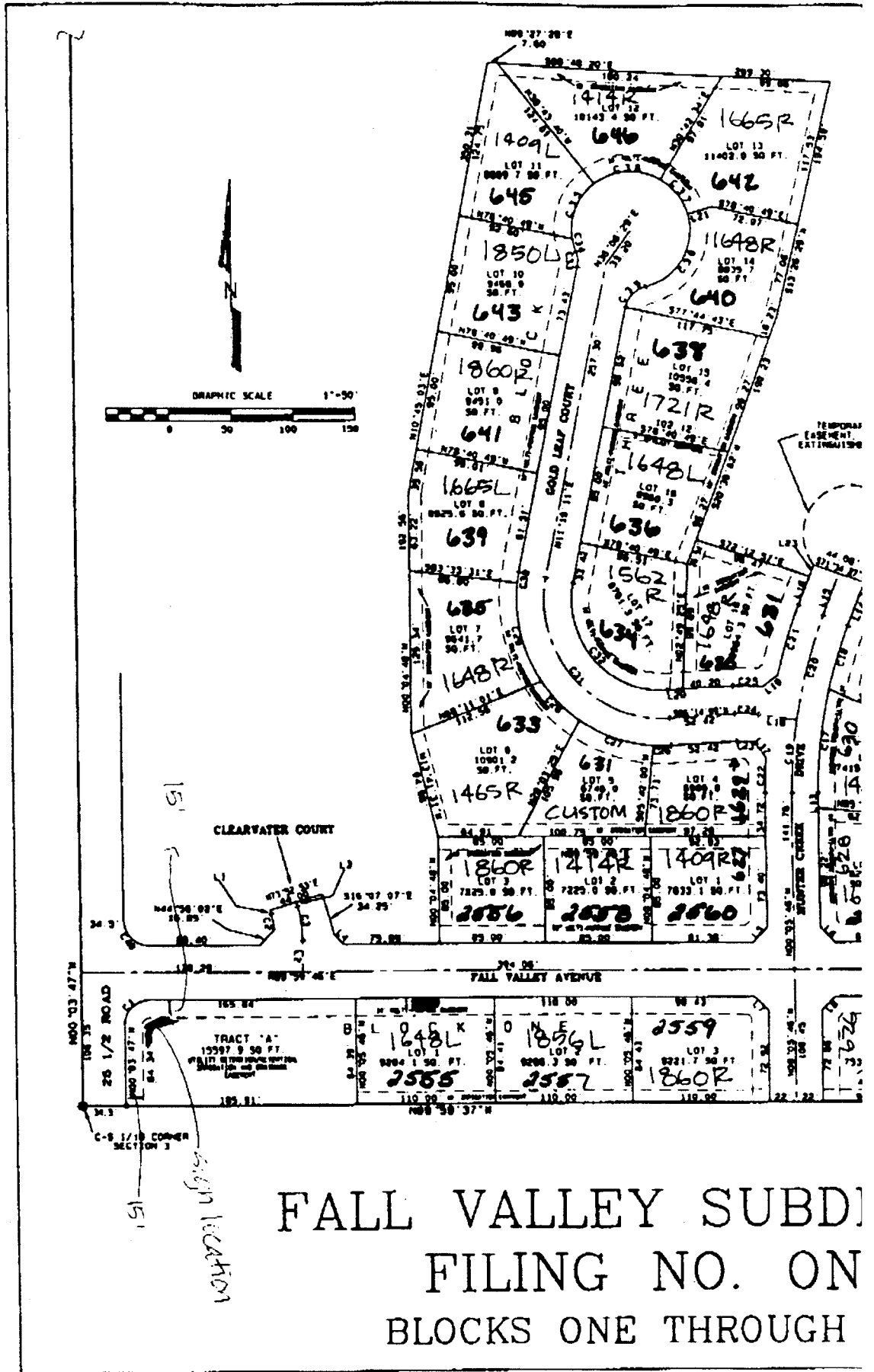
(White: Community Development) (Yellow: Code Enforcement) (Pink: Customer)

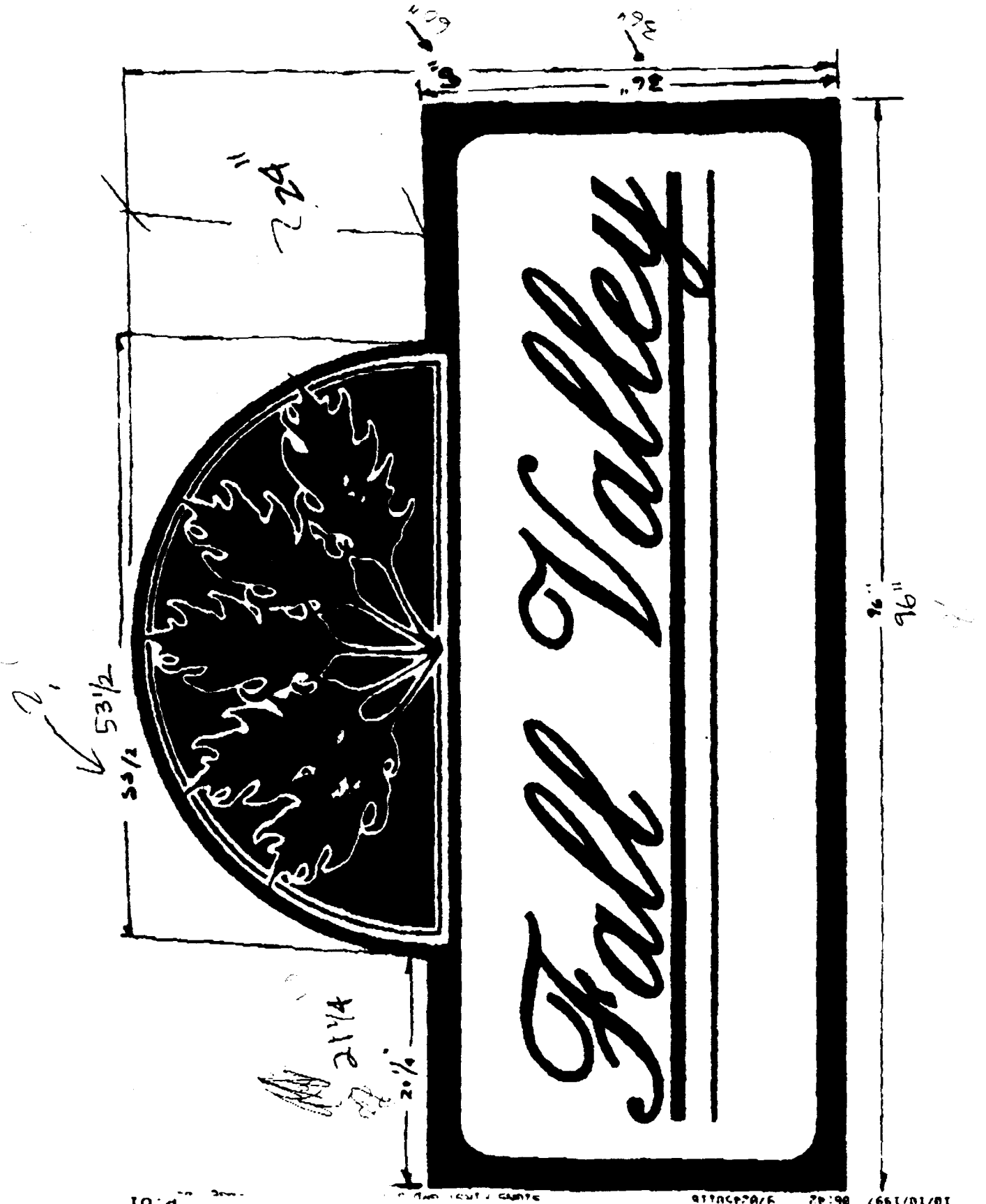
CASTLE HOMES, INC.

556 25 Road
Grand Junction, CO 81505
970/248-9708
Fax 970/248-9707

SEC FALL VALLEY AVE : 25 1/2 RD







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STAMPED AND GUNTS

9/06/00/18

Oct-10-97 01:15
10/10/1997 06:42

