

FEE \$10.00

PERMIT # 10156

# FENCE PERMIT

## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2572 Rowett Ct  
 TAX SCHEDULE NO 8701-344-19-006  
 PROPERTY OWNER Colorado Homes Bldg Design  
 OWNER'S PHONE 212-2968  
 OWNER'S ADDRESS 186 1/2 Glory View Dr  
 CONTRACTOR Colorado Homes - Jeff Kelley  
 CONTRACTOR'S PHONE 212-2968  
 FENCE MATERIAL Cedar  
 FENCE HEIGHT 6'

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-4.4  
 SPECIAL CONDITIONS can't be over 10'

SETBACKS: Front 20' 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.

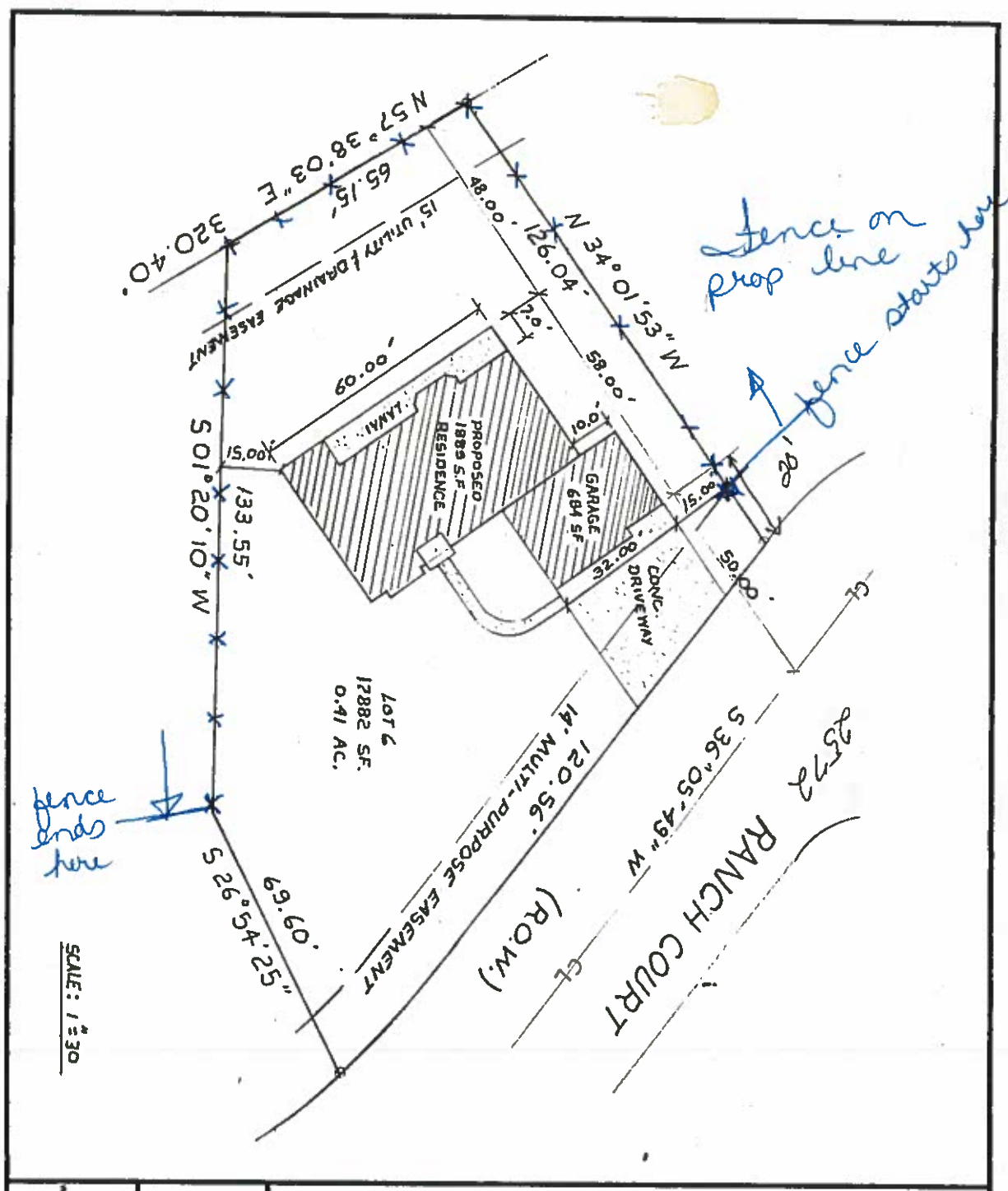
I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature [Signature]  
 Community Development's Approval [Signature]  
 City Engineer's Approval (if required) \_\_\_\_\_

Date 10-27-97  
 Date 10-27-97  
 Date \_\_\_\_\_

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

$3500/926$   
 $15/5/97$   
 $48/10/01$



**SITE PLAN**  
 Lot 6 & Being 2' of  
 14' Multi-Purpose Easement  
 Mesa County, Colorado

Colorado Homes  
 186 1/2 Glory View Dr.  
 Grand Junction, CO 81503

DEVENANTY  
 LOCATION  
 W. Ashby  
 6/11/97

ACCEPTED KCA 6/2/97  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.