

FEE \$0.00

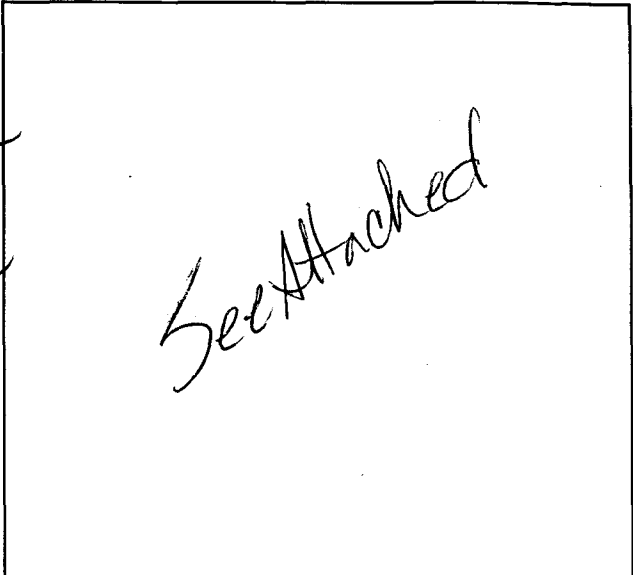
FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 642 Grand View Dr.
TAX SCHEDULE NO 2943-063-18-010
PROPERTY OWNER Deana G. MacQuarrie
OWNER'S PHONE 970/257-1680
OWNER'S ADDRESS 642 Grand View Drive
CONTRACTOR Henni Fencing
CONTRACTOR'S PHONE 970/523-0955
FENCE MATERIAL Cedar
FENCE HEIGHT 6'

PLOT PLAN



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 RSF-5
SPECIAL CONDITIONS

SETBACKS: Front 20' from property line (PL) or 45' 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]

Date 8-18-97

Community Development's Approval [Signature]

Date 8-18-97

City Engineer's Approval (if required)

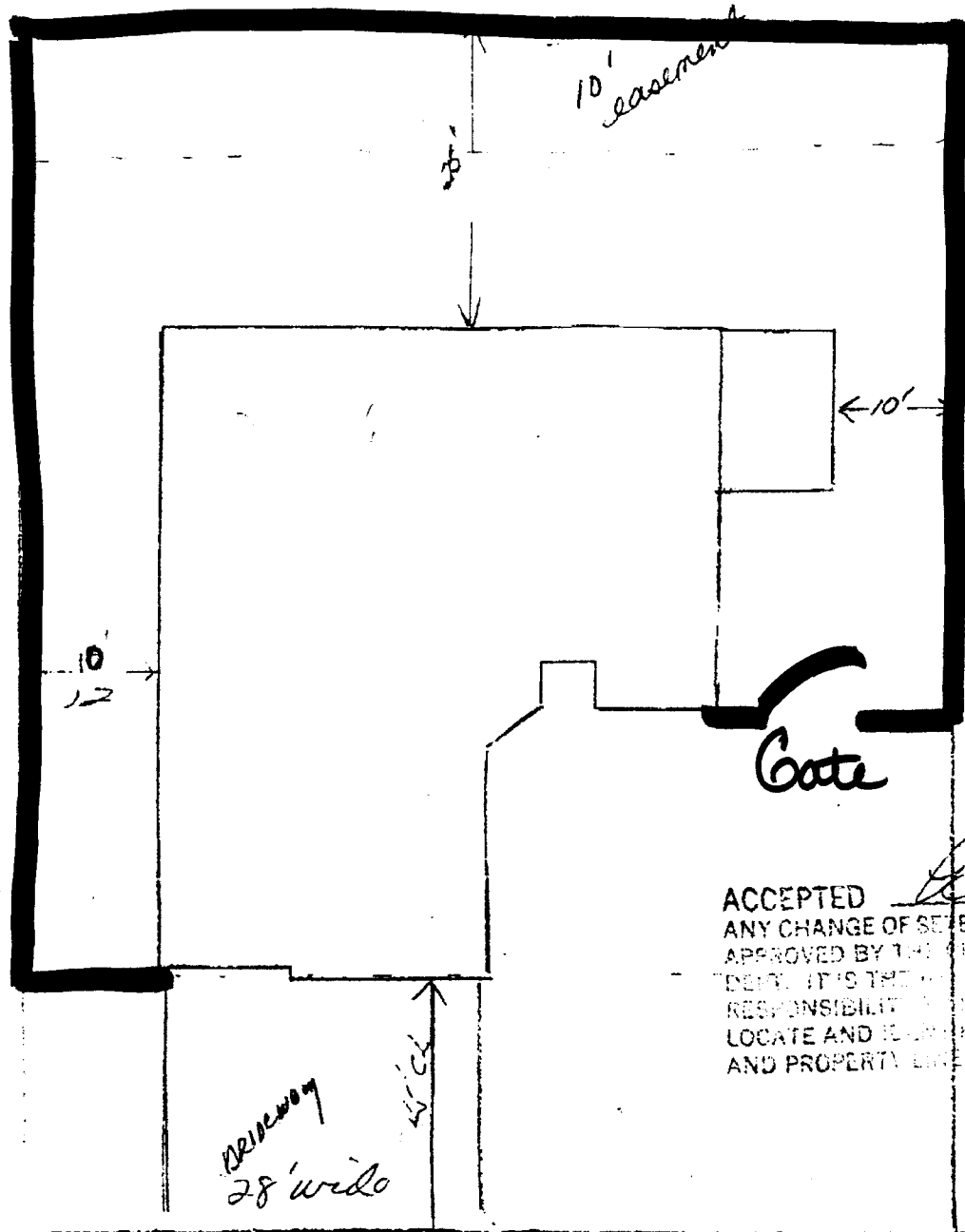
Date

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)



10' setback

← 10' →

10' 1/2

Gate

6' Cedar fence

ACCEPTED Ronnie 11/27/96
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO CORRECTLY LOCATE AND EMBLEM EASEMENTS AND PROPERTY LINES.

DRIVEWAY
 28' wide

DRIVEWAY

LOCATION

642 Grand View Drive
 LOT 7 BLOCK 2
 FILING TWO
 GRAND VIEW SUBDIVISION

OK
 J. K. [Signature]
 11-26-96