

FEE \$10.00

PERMIT # 10560



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2450 PHEASANT TRAIL CT

TAX SCHEDULE NO 2945-01490-003

PROPERTY OWNER FRED WINONA SCHWARZ

OWNER'S PHONE 245 6143

OWNER'S ADDRESS 1638 CRESTVIEW

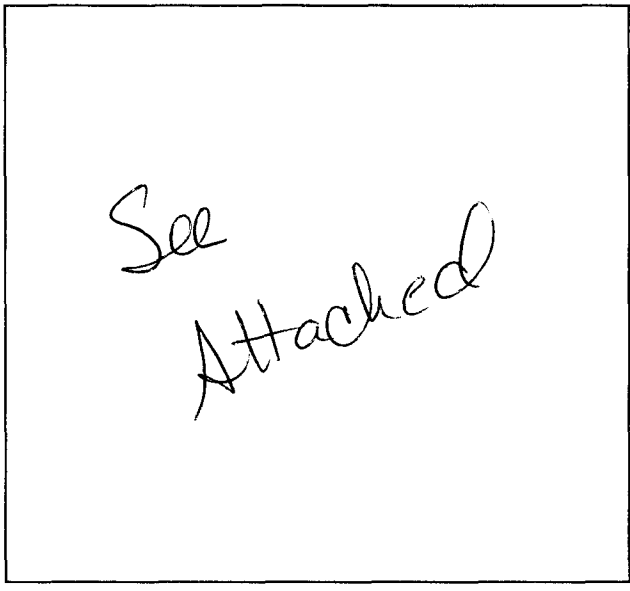
CONTRACTOR Self

CONTRACTOR'S PHONE _____

CONTRACTOR'S ADDRESS _____

FENCE MATERIAL WOOD

FENCE HEIGHT 6 FT



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 8

SPECIAL CONDITIONS _____

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 Fred Schwarz Date 12-30-98

Community Development's Approval Justin J. Castello Date 12-30-98

City Engineer's Approval (if required) _____ Date _____

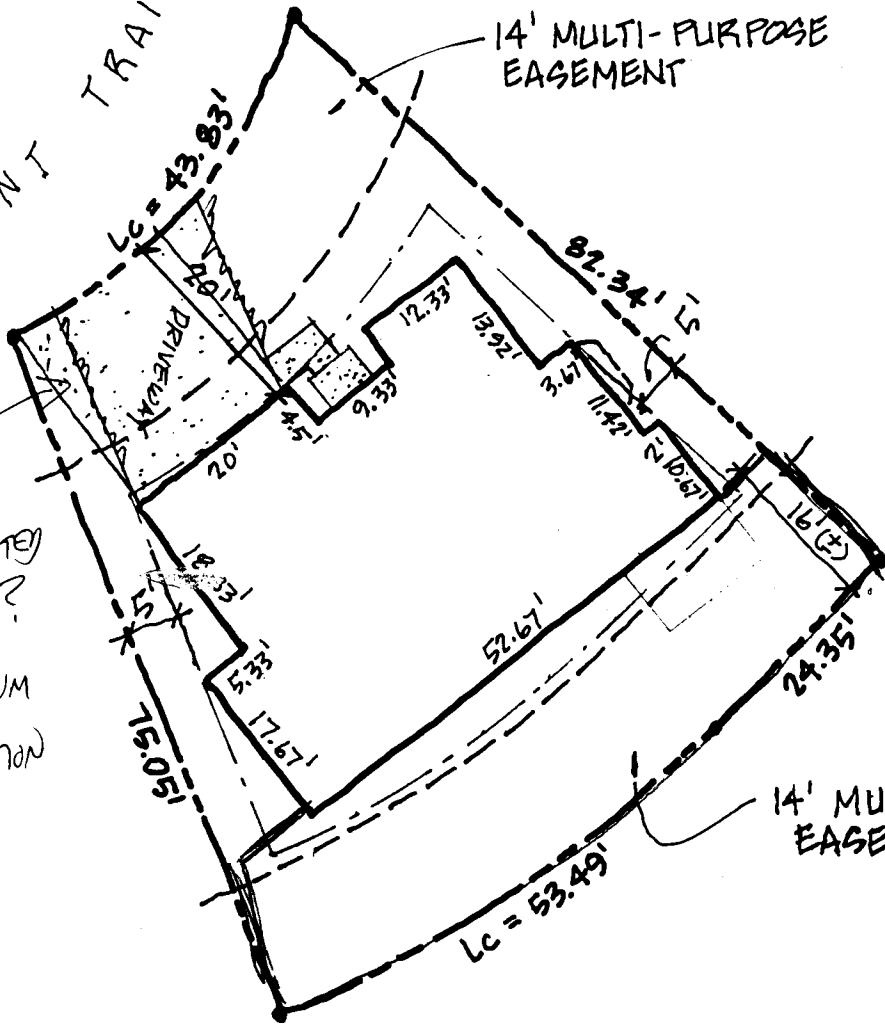
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

PHEASANT TRAIL CT.

14' MULTI-PURPOSE EASEMENT

WHERE IS DRIVE LOCATED FOR 2440? NEED MINIMUM 10' SEPARATION

J. W. [Signature] 4-17-97



ACCEPTED KV 4-30-98
 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.

2450 PHEASANT TRAIL CT.
PHEASANT RIDGE ESTATE
 BLOCK 2 LOT 3
PLOT PLAN
 1" = 20'

nt A)

11-10-97

11-10-97