

FEE \$10.00

PERMIT # 10559

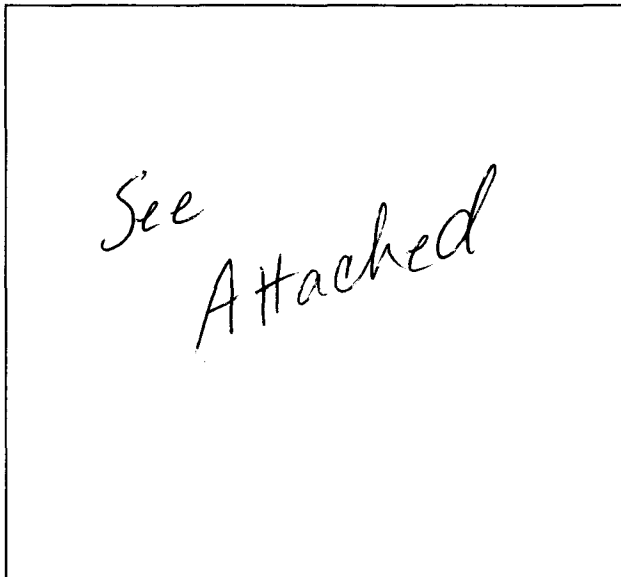


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2565 TRAILS END COURT
TAX SCHEDULE NO 2945-031-44-006
PROPERTY OWNER KENNETH + JENNIFER PETERSON
OWNER'S PHONE (970) 255-7007
OWNER'S ADDRESS 2565 TRAILS END COURT
CONTRACTOR WALTER VELASQUEZ
CONTRACTOR'S PHONE 248-9192
CONTRACTOR'S ADDRESS 2984 CLARINET LANE
FENCE MATERIAL CEDAR
FENCE HEIGHT 6'



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 3.7
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 Kenneth D Peterson
Community Development's Approval Santa J Castello
City Engineer's Approval (if required)

Date 12-28-98
Date 12-28-98
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)

**IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:**

1. An outline of the PROPERTY LINES with dimensions. [ ]
2. An outline of the PROPOSED STRUCTURE with dotted lines and dimensions of the PROPOSED STRUCTURE. [ ]
3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks). [ ]
4. All EASEMENTS or RIGHTS-OF-WAY on the property. [ ]
5. All other STRUCTURES on the property. [ ]
6. All STREETS adjacent to the property and street names. [ ]
7. All existing and proposed DRIVEWAYS. [ ]
8. An arrow indicating NORTH. [ ]
9. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES. [ ]

**ACCEPTED**  
 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.

SLA 11-10-97

ANY OF THE ABOVE INFORMATION THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY OF OBTAINING THE BUILDING PERMIT.

