

FEE \$10.00

PERMIT # 10724



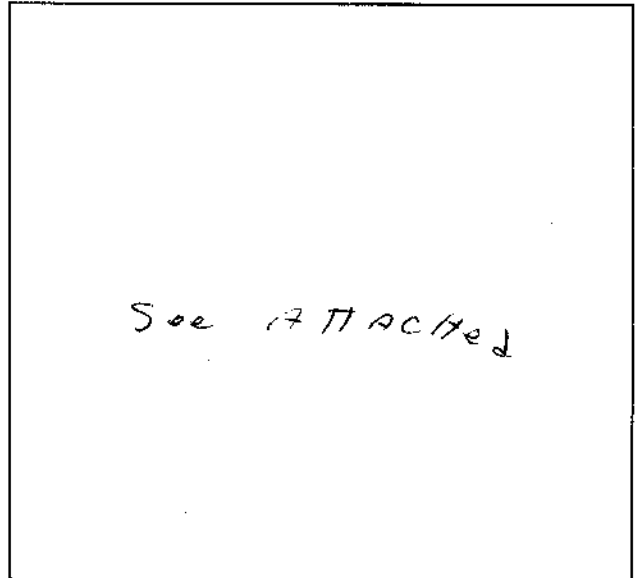
FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 1502 Lowell LN
TAX SCHEDULE NO 2945-013-03-007
PROPERTY OWNER JOHN MARTINS
OWNER'S PHONE 245-2170
OWNER'S ADDRESS John Martins
CONTRACTOR Henni Fencing
CONTRACTOR'S PHONE 970-523-0955
CONTRACTOR'S ADDRESS 229 1/2 E BERTAL GT.
FENCE MATERIAL Vinyl
FENCE HEIGHT 4' 2 RAIP RANCH



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-8
SPECIAL CONDITIONS -

SETBACKS: Front 20ft from property line (PL) or 45ft local street from center of ROW, whichever is greater. Side 5 from PL Rear 15 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) N/A

Date 4-29-99
Date 4-20-99
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)

2' RAIL TO DRIVE

2721

STONE SHEDS

4' DRIVE

2'

12'

8'

10'

HOUSE

4' DRIVE

105'

Garage

14'

PROPERTY LINE

4' DRIVE

12' DRIVE

12'

60'

2'

NORTH 15TH

LOWELL LANE

JOHN MARTENS

1562 LOWELL LANE

245-2172

TWO RAIL RACK STYLE VINYL

PATTERSON ROAD