

FEE \$10.00

PERMIT # 11308

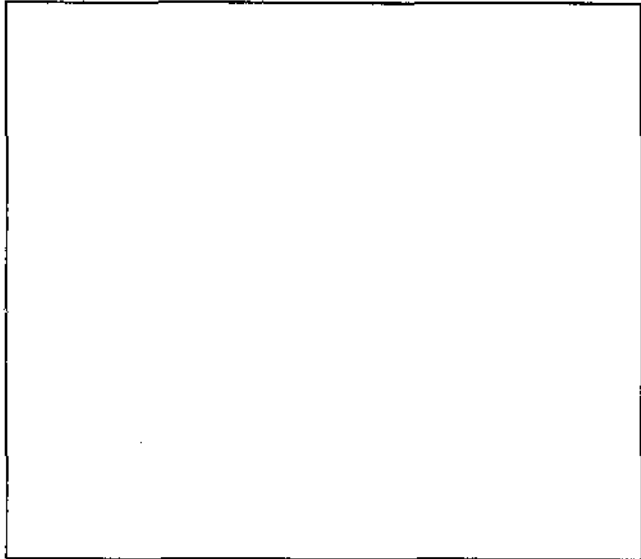
CJ

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2033 Stetson Court
TAX SCHEDULE NO. 2947-152-34-010
PROPERTY OWNER Greg & Ailsa Kellom
OWNER'S PHONE 970-245-2291
OWNER'S ADDRESS 2033 Stetson Court
CONTRACTOR Same
CONTRACTOR'S PHONE _____
CONTRACTOR'S ADDRESS _____
FENCE MATERIAL Wood
FENCE HEIGHT 6 Feet



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 2.4
SPECIAL CONDITIONS _____

SETBACKS: Front 25' from property line (PL) or _____ from center of ROW, whichever is greater.
Side 10' from PL Rear 20' 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 Ailsa M. Kellom

Date 7/23/99

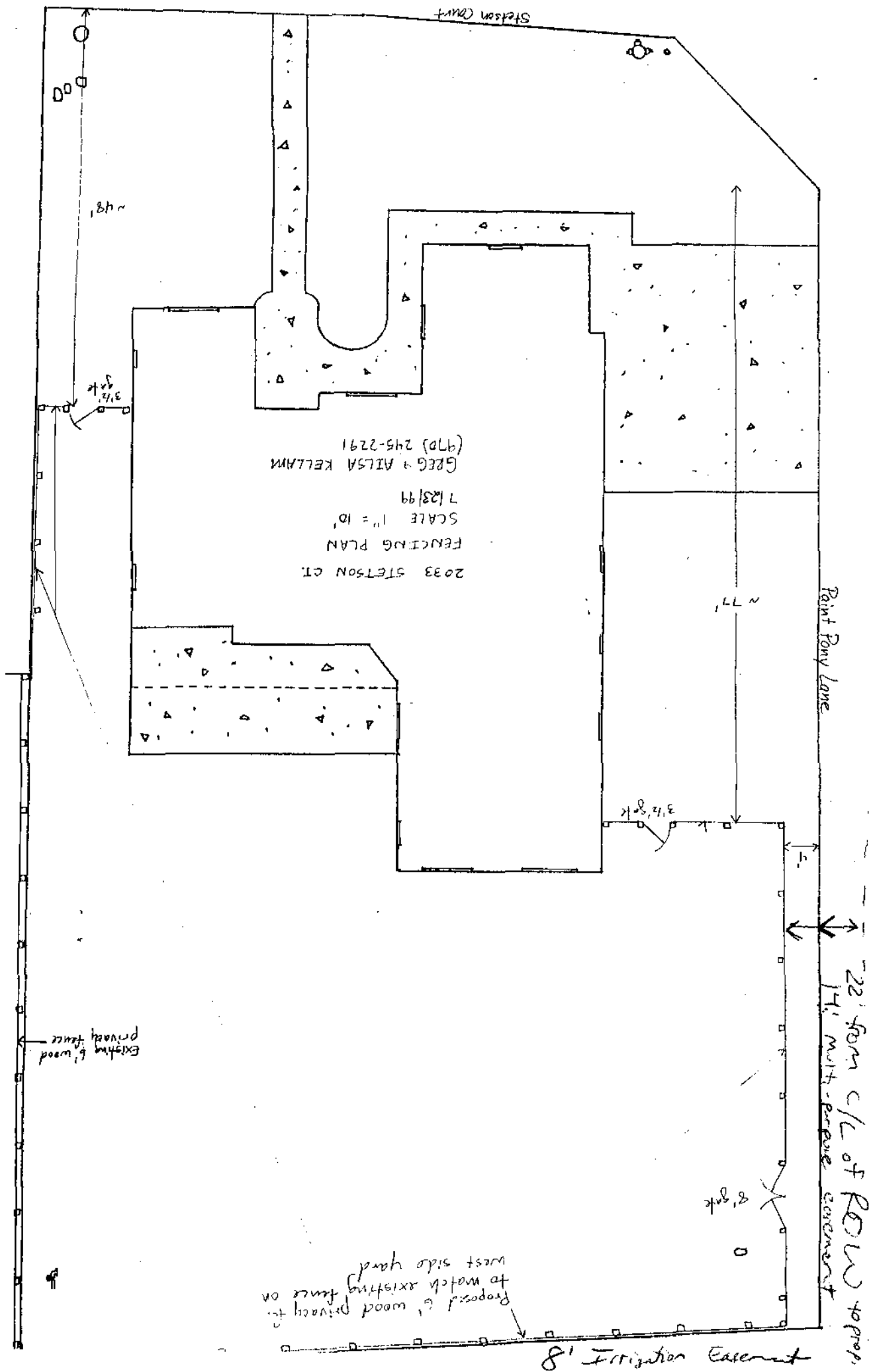
Community Development's Approval Patricia Prich

Date 7-23-99

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)



2033 STETSON CT.
 FENCING PLAN
 SCALE 1" = 10'
 7/10/99
 GREG & AILSA KELLAM
 (970) 245-2291

Stetson Court

Paint Pony Lane

48'

71'

Existing 6' wood privacy fence

Proposed 6' wood privacy fence to match existing fence on west side yard

8' Irrigation Easement

22' from c/l of ROW to prop. 14' with concrete easement

8' gpk

3 1/2' gpk

3 1/2' gpk