

FEE \$10.00

PERMIT # 10645



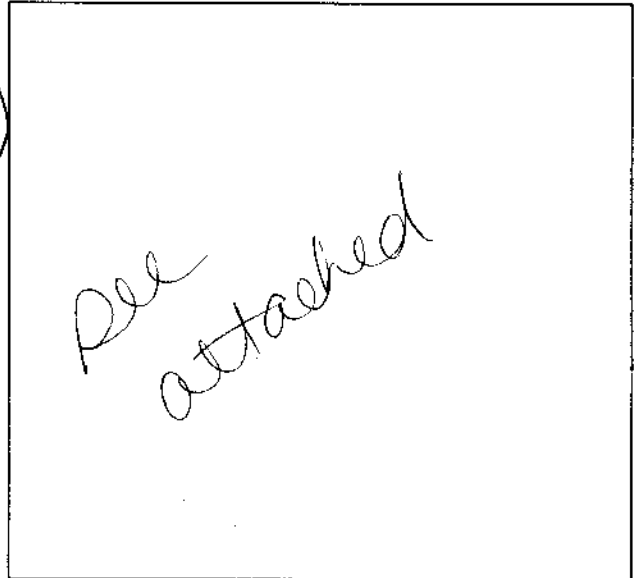
FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Handwritten initials

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2157 S. CANYON View DR. 81503
TAX SCHEDULE NO 294735115007
PROPERTY OWNER STUART MOORE (MOORE ASSET MANAGEMENT CO) (DIRECTOR)
OWNER'S PHONE 970-257-7161
OWNER'S ADDRESS 2157 S CANYON view DR
CONTRACTOR Dave Bagg
CONTRACTOR'S PHONE 970-260-2222
CONTRACTOR'S ADDRESS
FENCE MATERIAL CONCRETE BLOCK & STUCCO
FENCE HEIGHT FOUR 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 R2
SPECIAL CONDITIONS ACC approved required.

SETBACKS: Front 30' 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.

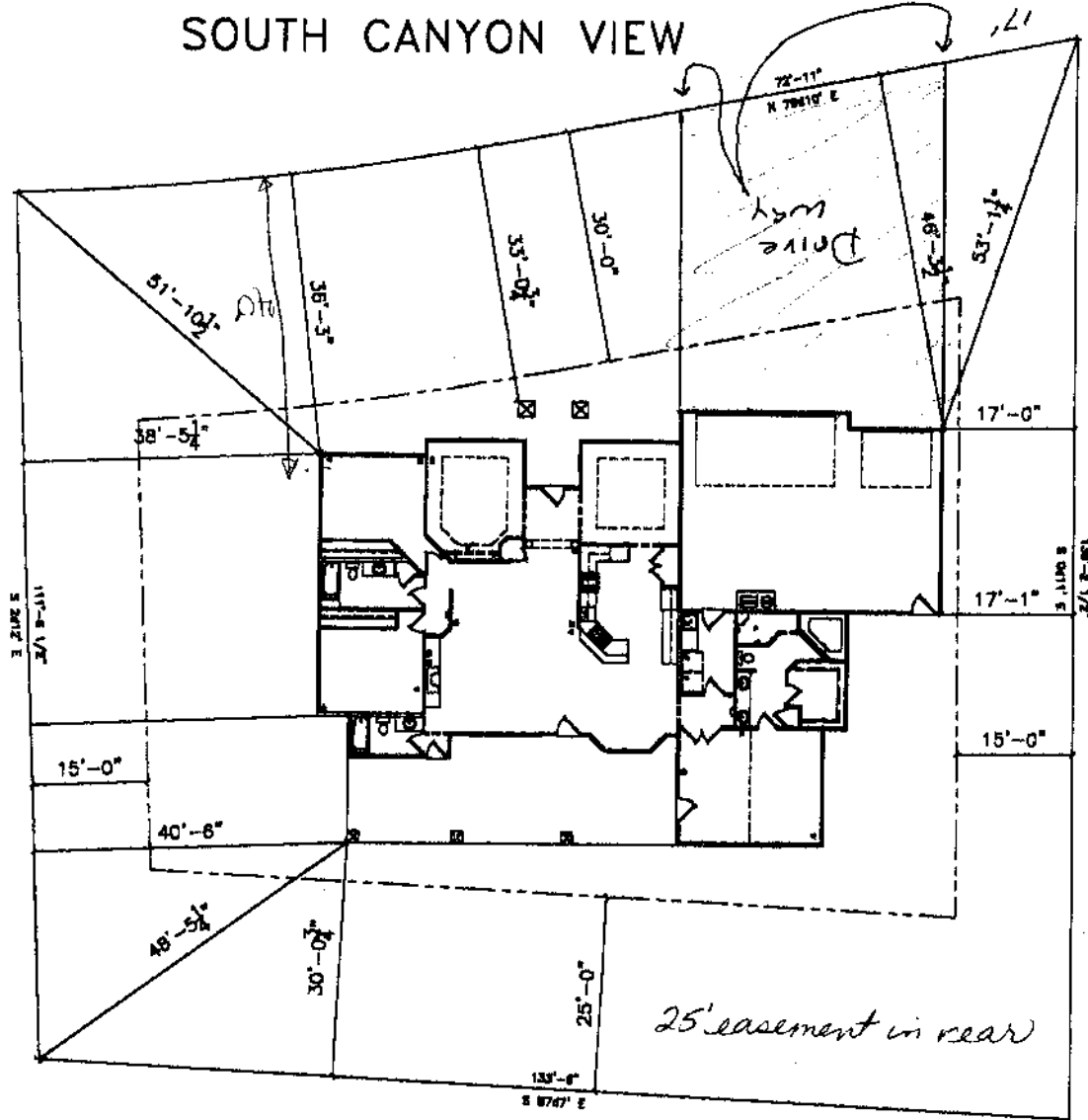
I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature [Signature]
Community Development's Approval [Signature]
City Engineer's Approval (if required)

Date 3-26-99
Date 3-26-99
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)

SOUTH CANYON VIEW



S. Canyon View Dr

Drive

25' easement in rear

DRIVEWAY LOCATED O.K.
 W. Dyball 07/98

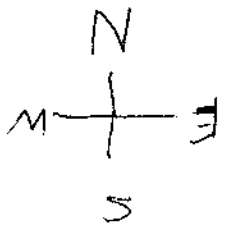
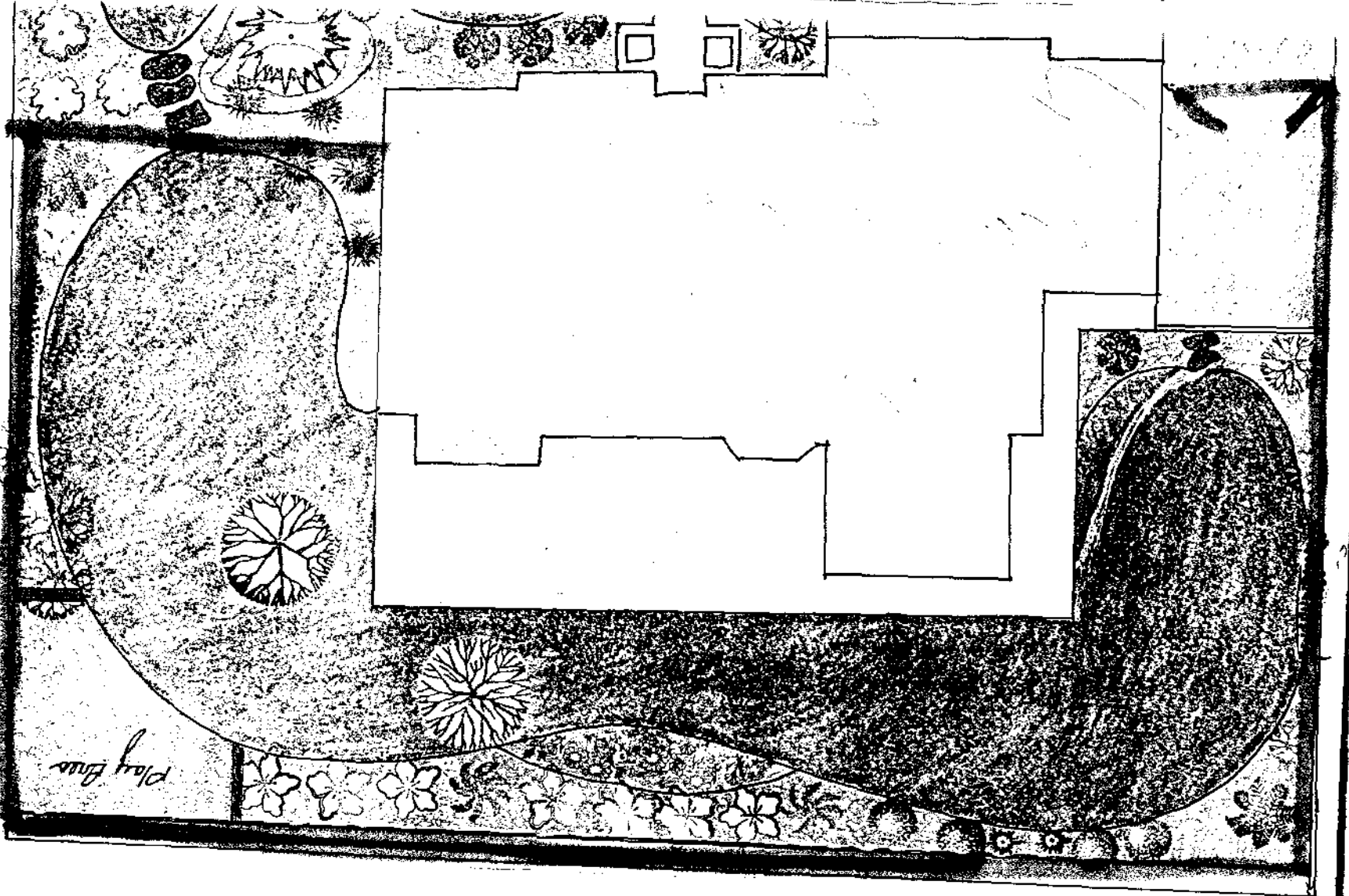
BLOCK 2
 LOT 7, FILING 3
 CANYON VIEW

ACCEPTED Ronnie 8/17/98
 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.

PLOT PLAN

SCALE: 1/8" = 1'-0" (EXC. TRE)

Street



Fence is made of concrete block and then finished in stucco.

L. STUART MOORE
 2117 S. CANYON VIEW DRIVE
 G. J. CO 81503
 257-7161

4' High Fence