

FEE \$10.00

PERMIT # 10662



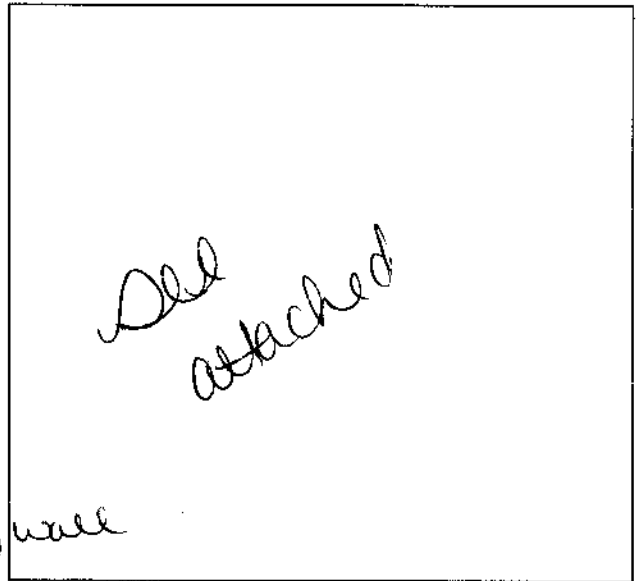
FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Handwritten initials in a circle

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2329 Falcon Point CT
TAX SCHEDULE NO 2945-083-23-002
PROPERTY OWNER Bruce Seely
OWNER'S PHONE 243-7191
OWNER'S ADDRESS 2329 Falcon Point CT
CONTRACTOR LANDSCAPER GALORE
CONTRACTOR'S PHONE 250-5403
CONTRACTOR'S ADDRESS 2329 Falcon Point CT
FENCE MATERIAL Cedar 42"/30" retaining wall
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-35
SPECIAL CONDITIONS need ACCO approval

SETBACKS: Front 20' from property line (PL) or 10' 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.

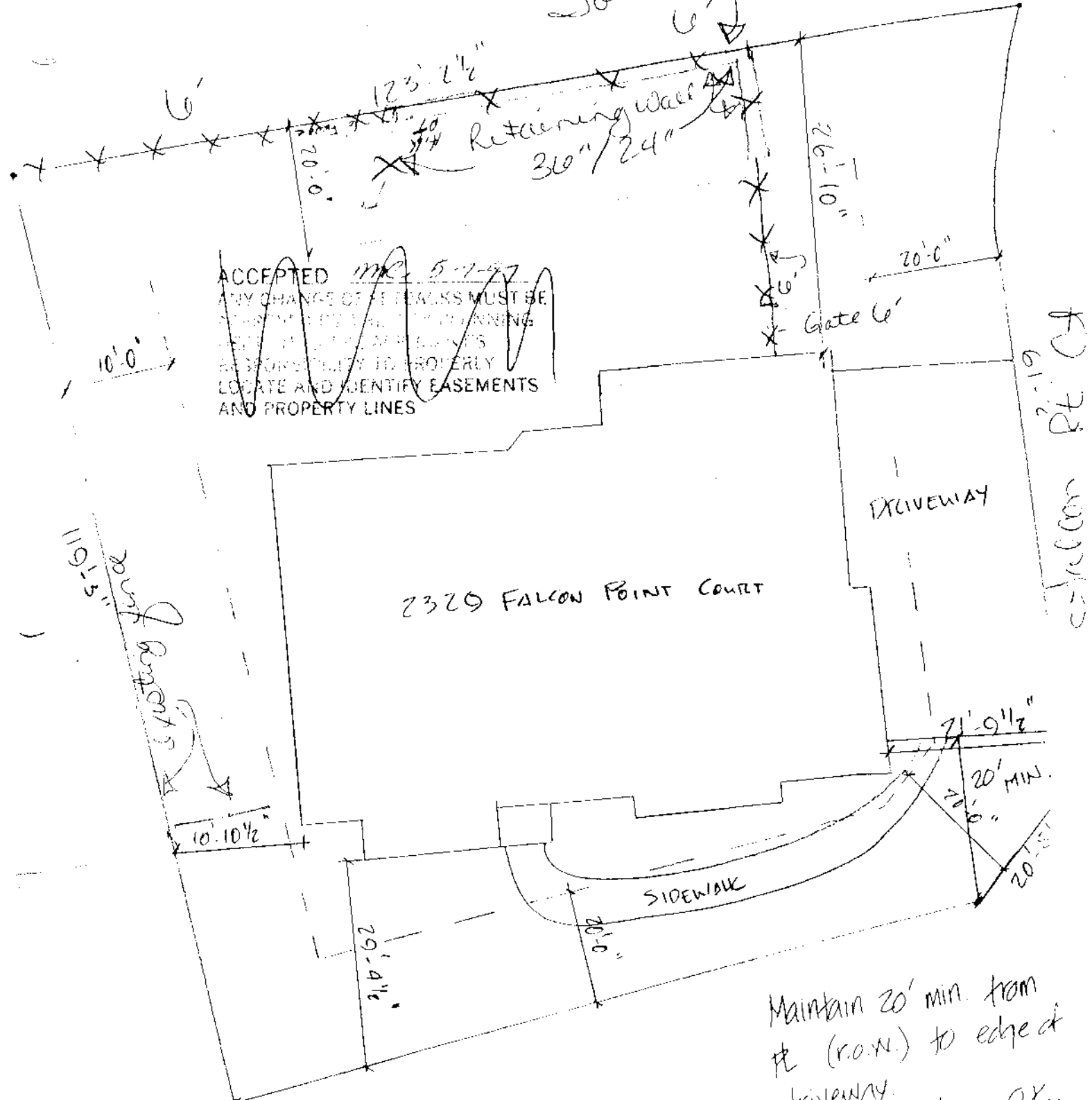
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply.

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] Date 4/6/99
Community Development's Approval [Signature] Date 4-6-99
City Engineer's Approval (if required) [Signature] 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)

Total height is 6'



ACCEPTED 1782 5-7-2017
 ANY CHANGE OF DETAILS MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT. THE PLANNING
 DEPARTMENT WILL NOT BE
 RESPONSIBLE TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

Rin Diz.

Maintain 20' min. from
 Rt (r.o.w.) to edge of
 driveway.
 Driveway location O.K.
 Ke [unclear] 9/2/17

MOGENSEN & ASSOCIATES
 2329 FALCON POINT CT.
 TAX SCH. # 7945-08323