

\$10.00

PERMIT # 10823



# FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS N/A - MULTIPLE LOCATIONS

TAX SCHEDULE NO 2945-011-98-001 TO  
2945-011-98-013

PROPERTY OWNER OP DEVELOPMENT LLC

OWNER'S PHONE 241-2373

OWNER'S ADDRESS 3695 RIDGE DRIVE, G.J. CO, 81506

CONTRACTOR MONUMENT HOMES

CONTRACTOR'S PHONE 243-4890

CONTRACTOR'S ADDRESS 759 HORIZON DRIVE

FENCE MATERIAL CEDAR

FENCE HEIGHT 6' OR LESS

"PLEASE SEE ATTACHED"

use 2763 Cortland Ave.

2945-011-87-001

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 \_\_\_\_\_ SETBACKS: Front \_\_\_\_\_ from property line (PL) or  
SPECIAL CONDITIONS 1 - FENCE AND BORN ALONG 27 1/2 RD from center of ROW, whichever is greater.  
CANNOT EXCEED 8' ABOVE PROPOSED SIDEWALK  
2 - LEAVE OPENING FOR PATH TO CHURCH 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 6/17/99

Community Development's Approval Ronnie Edwards (BN) Date 6/23/99

City Engineer's Approval (if required) Not Req'd Date \_\_\_\_\_

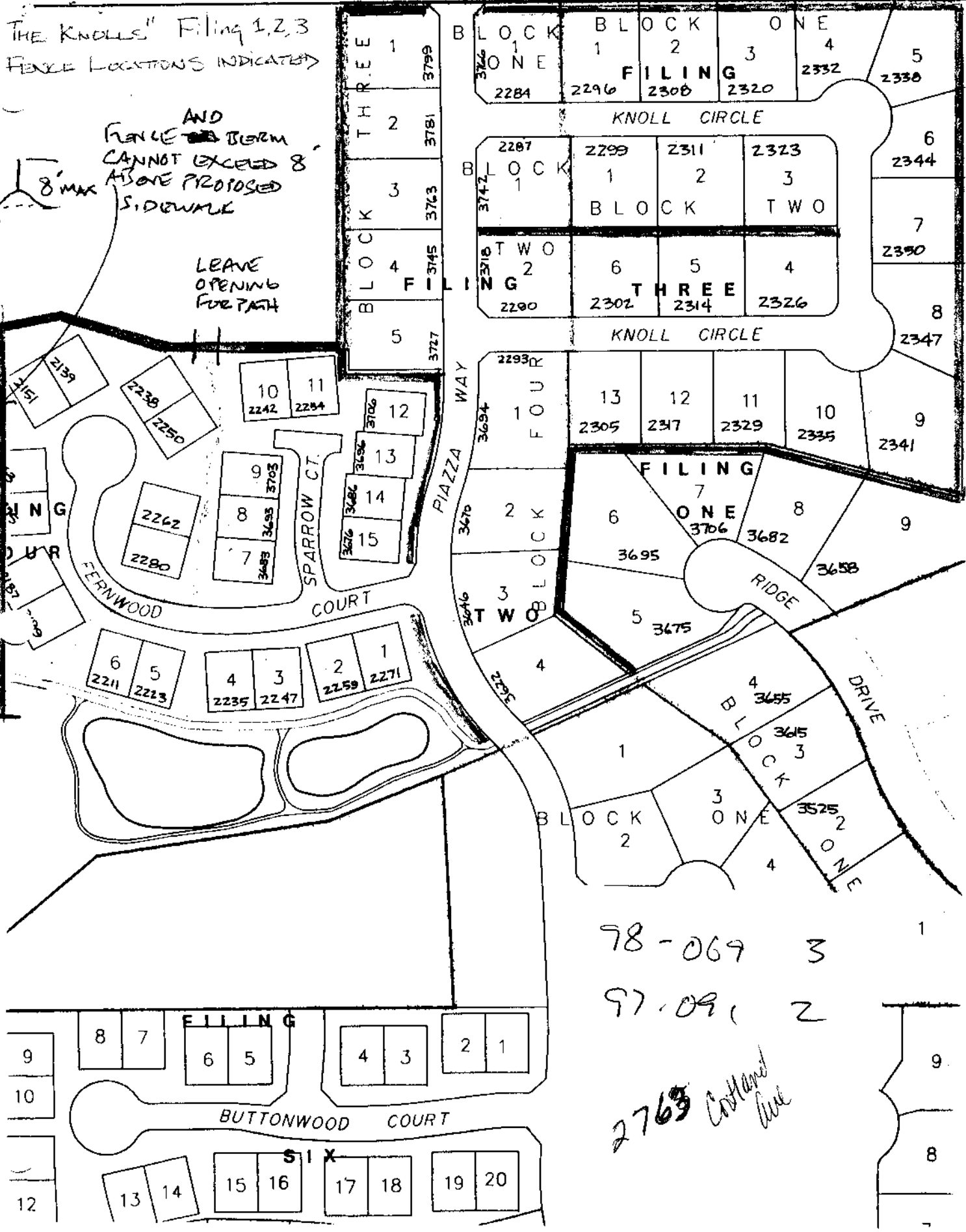
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

THE KNOLLS" Filing 1,2,3  
FENCE LOCATIONS INDICATED

AND  
FENCE ~~IS~~ BERM  
CANNOT EXCEED 8"  
ABOVE PROPOSED  
SIDEWALK

LEAVE  
OPENING  
FOR PATH

S/W  
8' MAX



78-069 3  
97-09, 2

2763 Cortland Ave