

FEE \$10.00

PERMIT # 11355



FENCE PERMIT  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2795 Skyline Ct.  
TAX SCHEDULE NO 2701-364-26-036  
PROPERTY OWNER 2795 Skyline Ct, LLC  
OWNER'S PHONE 101 S. 3rd St, Ste 301  
OWNER'S ADDRESS 263-0321  
CONTRACTOR Keystone Custom Bldrs  
CONTRACTOR'S PHONE 243-9428  
CONTRACTOR'S ADDRESS P.O. Box 1807  
FENCE MATERIAL Concrete  
FENCE HEIGHT 6'

See attached

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 HO SETBACKS: Front 0' from property line (PL) or  
SPECIAL CONDITIONS for 6' (concrete) from center of ROW, whichever is greater.  
retaining wall Side 0' from PL Rear 0' 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.

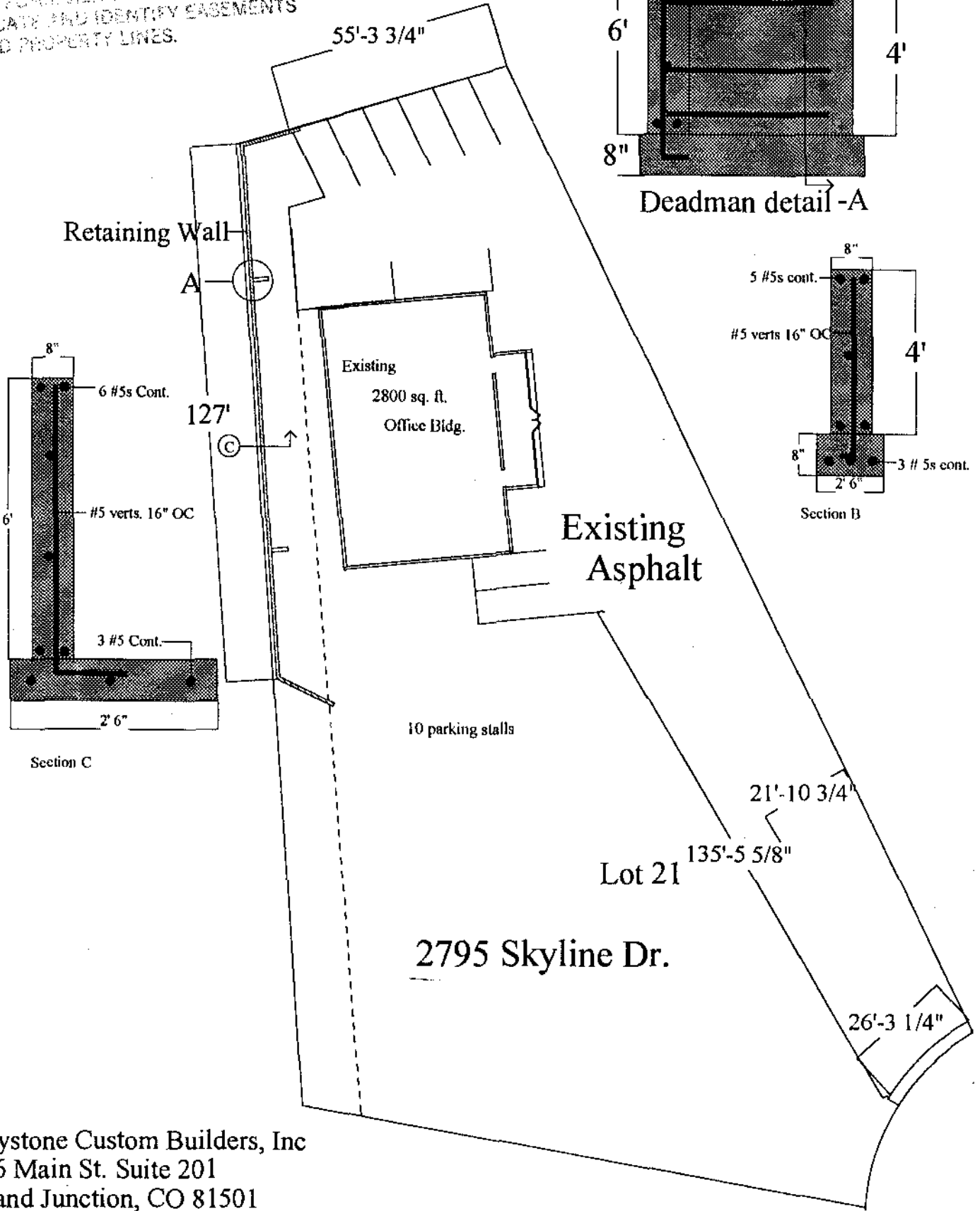
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply.

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 \_\_\_\_\_  
Community Development's Approval [Signature] Date 8-26-99  
City Engineer's Approval (if required) N/A 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)

ACCEPTED *Ronnie 8/26/99*  
 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.



Keystone Custom Builders, Inc  
 66 Main St. Suite 201  
 Grand Junction, CO 81501  
 970-243-9428  
 Contact: Craig A. Helber