

FEE \$10.00

PERMIT # 10596



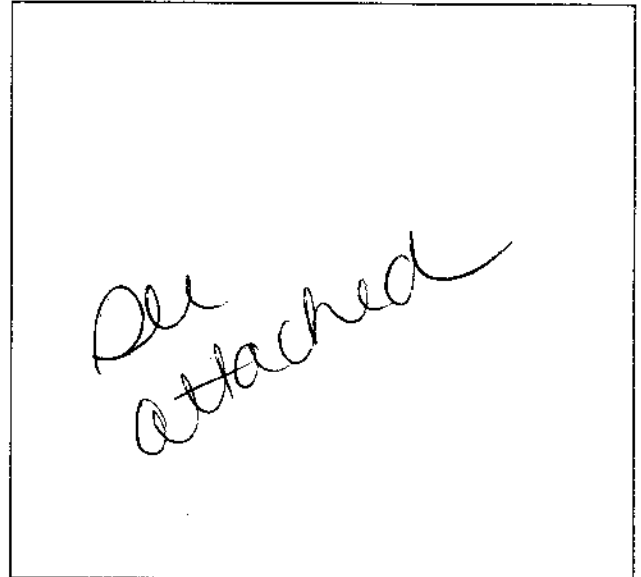
# FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 730 1/2 MONUMENT VIEW DR.  
 TAX SCHEDULE NO 2701.334.27.010  
 PROPERTY OWNER MARTIN ELZBICK  
 OWNER'S PHONE 970-241-3421  
 OWNER'S ADDRESS 730 1/2 MONUMENT VIEW DR.  
 CONTRACTOR RIVERS EDGE BUILDERS  
 CONTRACTOR'S PHONE 260-0077  
 CONTRACTOR'S ADDRESS 1172 23 1/2 RD  
 FENCE MATERIAL CEGAR  
 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-3.8 SETBACKS: Front 20' from property line (PL) or  
 SPECIAL CONDITIONS \_\_\_\_\_ 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 2-24-99  
 Community Development's Approval [Signature] Date 2-24-99  
 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)

# PLOT PLAN

20 scale

Address: 730 1/2 Monument View Drive

setback requirements

Legal Desc. Lot 2 Block 3 North Valley #4

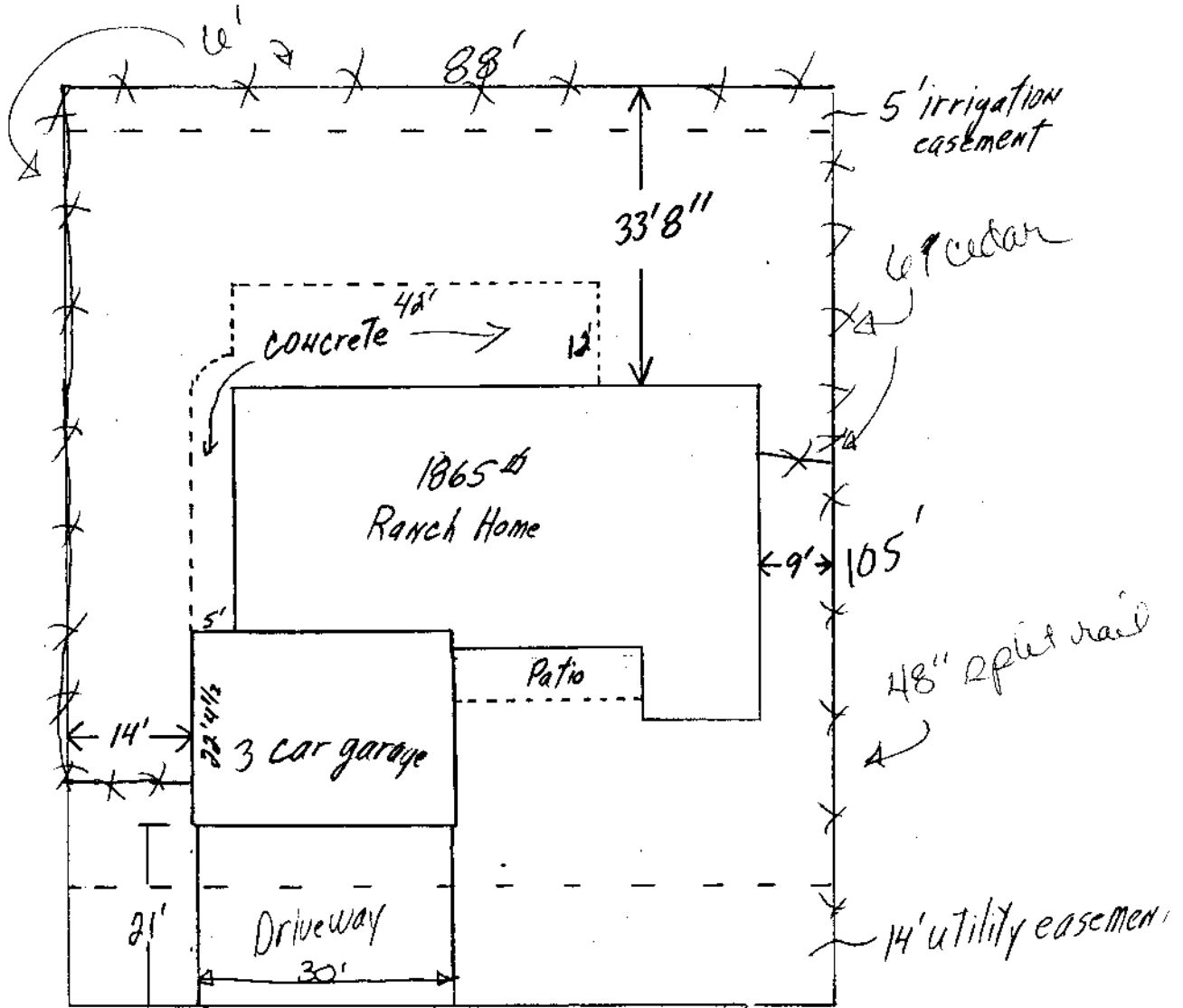
Front: 20'

Tax sched. # 2701-334-27-010

rear: 20' for lots on West perimeter

15' for lots on West perimeter

side: 5'



ACCEPTED *Pennie* 10/6/98  
 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.  
 Monument View Drive

Drive OK  
 Feet Down  
 10-5-98