

FEE \$10.00

PERMIT # 11139



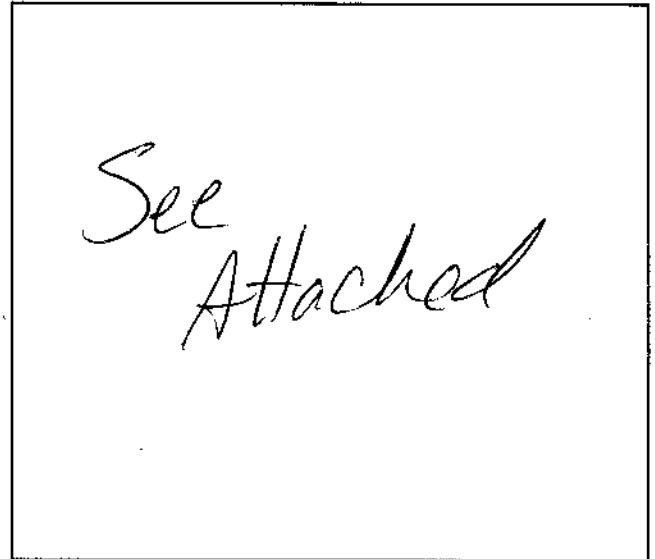
FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

ex

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2069 Pannier Court
TAX SCHEDULE NO 2947-151-36-011
PROPERTY OWNER Brent Mugaas
OWNER'S PHONE 970-254-1290
OWNER'S ADDRESS 2069 Pannier Court
CONTRACTOR Taylor Fence
CONTRACTOR'S PHONE
CONTRACTOR'S ADDRESS
FENCE MATERIAL cedar
FENCE HEIGHT 6' 00" 4' 00" split rail



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 PD 1.7
SETBACKS: Front 25' 6' portion 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 Brent Mugaas Date 9-12-00
Community Development's Approval Anita Costello Date 9-12-00
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)

10/1

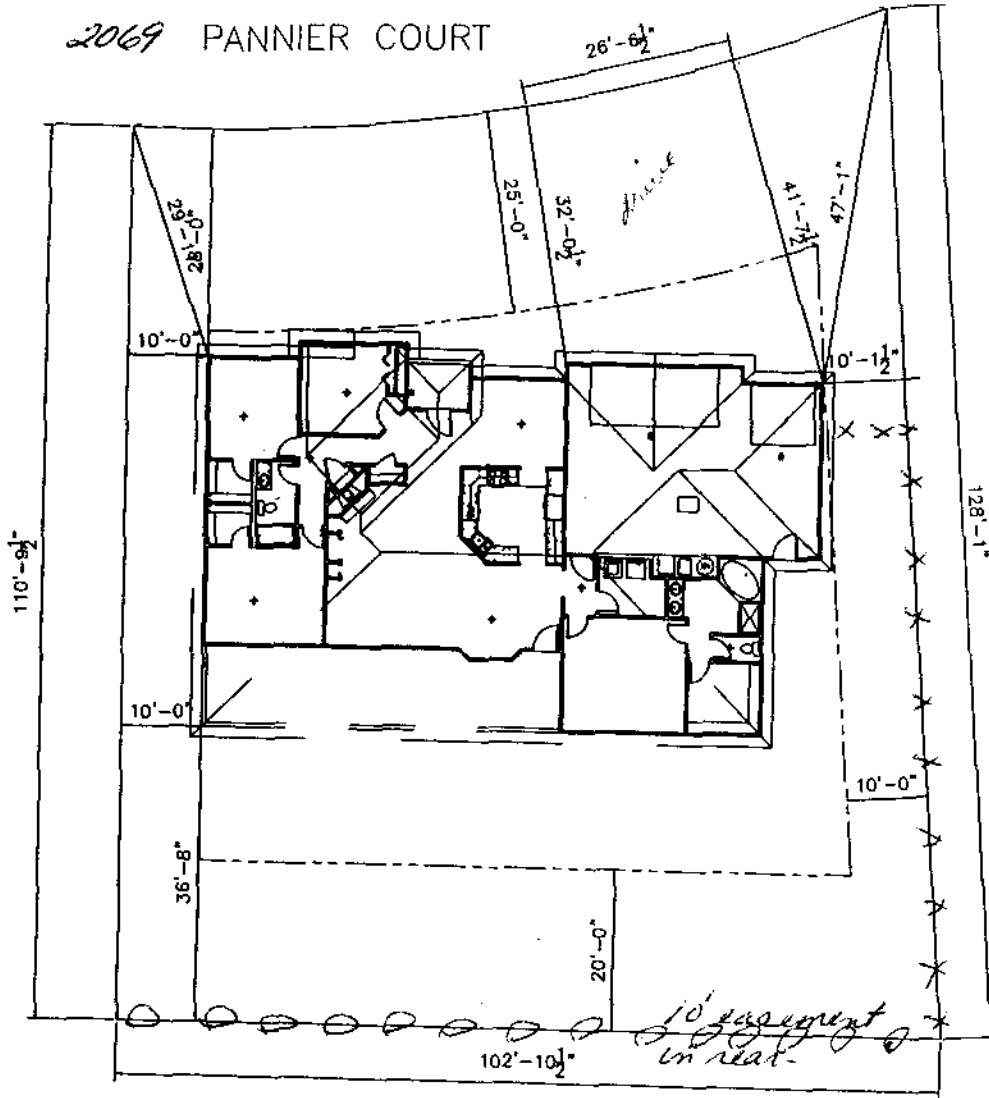
2/2

2947-131

NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
AND DIMENSIONS PRIOR TO CONSTRUCTION.

2069 PANNIER COURT

INDEPENDENCE RANCH
FILING 4



0-split rail
x-6' privacy - cedar

Connie 4/27/99

David D.K.
Randy Brown
4-27-99

PLOT PLAN
SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)