

FEE \$10.00

PERMIT # 11044 EX

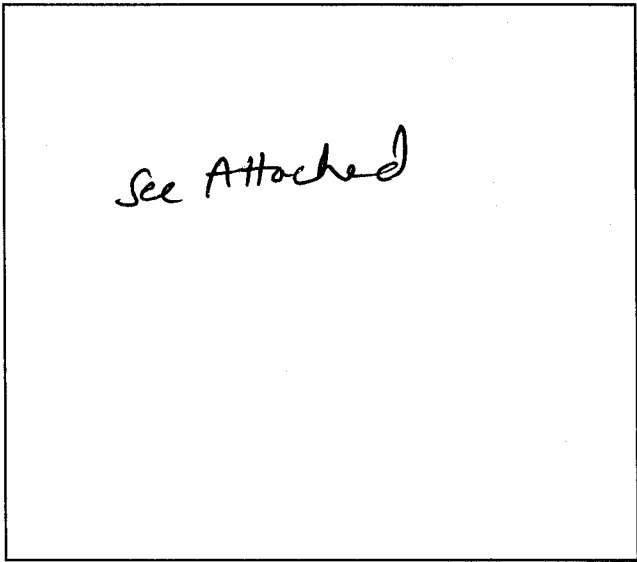


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2166 Standing Rock CT
TAX SCHEDULE NO. 2947-263-28-004
PROPERTY OWNER Paul Bauman
OWNER'S PHONE 970 245-1912
OWNER'S ADDRESS 560 No 050 Ave
CONTRACTOR Dave Rabbe
CONTRACTOR'S PHONE
CONTRACTOR'S ADDRESS
FENCE MATERIAL Vinyl
FENCE HEIGHT 4'



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-2
SPECIAL CONDITIONS

SETBACKS: Front 30' from property line (PL) or
from center of ROW, whichever is greater.
Side 15' from PL Rear 25' 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 Paul Bauman
Community Development's Approval Peter
City Engineer's Approval (if required)

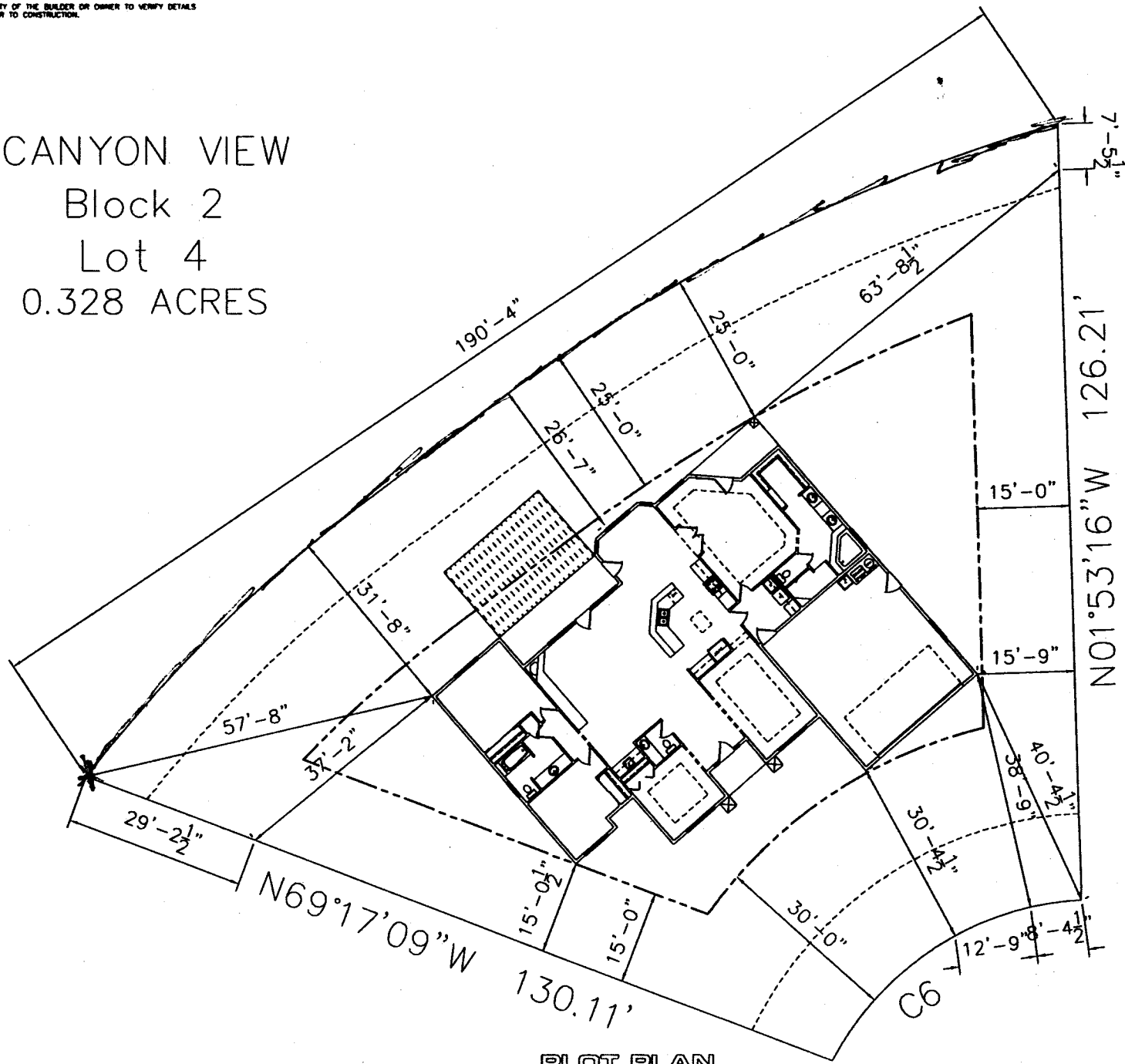
Date 6-5-00
Date 6-5-00
Date

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

NOTICE:

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

CANYON VIEW
Block 2
Lot 4
0.328 ACRES



PLOT PLAN

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