

FEE \$10.00

PERMIT # 11178

20

# FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2464 Broadway

TAX SCHEDULE NO 2945-164-00-113

PROPERTY OWNER Titan Land Co. LLC.

OWNER'S PHONE (970) 243-1242

OWNER'S ADDRESS 518-28 Road Suite A207

CONTRACTOR Land Escapes

CONTRACTOR'S PHONE (970) 464-0876

CONTRACTOR'S ADDRESS P.O. Box 957 Palisade, Co  
81526

FENCE MATERIAL 6' cedar fence "Solid" - see drawing

FENCE HEIGHT 6'

see Landscape Plan

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 (old Code)

SETBACKS: \* see plat for building setback exceptions. Front 20 from property line (PL) or

SPECIAL CONDITIONS fence to be constructed from center of ROW, whichever is greater.

behind sidewalk and in front of the retaining wall on Hwy 340, Broadway (sidewalk for Tract B) 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 Danny Caldwell

Date Nov 30/00

Community Development's Approval Lisa Gerstenberger

Date 12/1/00

City Engineer's Approval (if required) \_\_\_\_\_

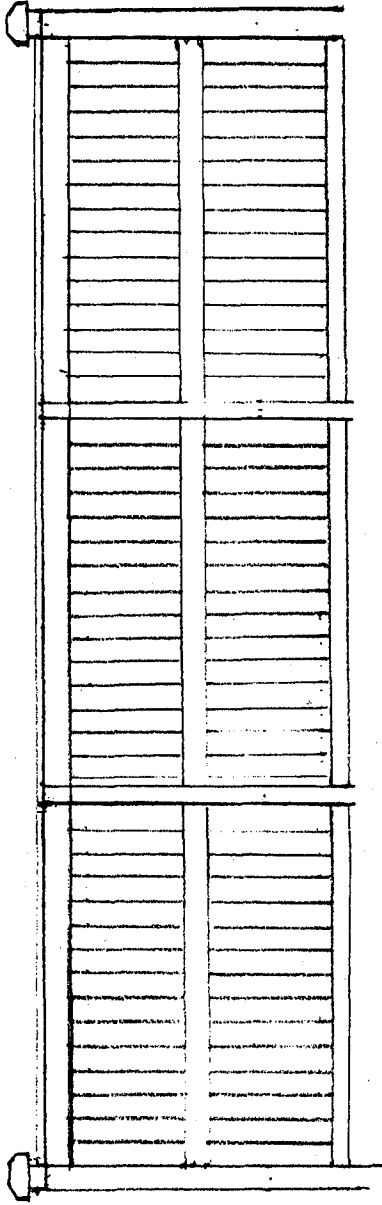
Date \_\_\_\_\_

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

1/4" SCALE  
1" = 4'



6' Cedar Fence



EVERY 3<sup>RD</sup> POST IS A 6"X6" W/CAP 8"X8"

1x4 Across back.

1"X6" Pickets centered & NAILED FROM BACK THRU

1x4<sup>s</sup> into 2x6 & 2x4<sup>s</sup>.

2"X6" Top cap

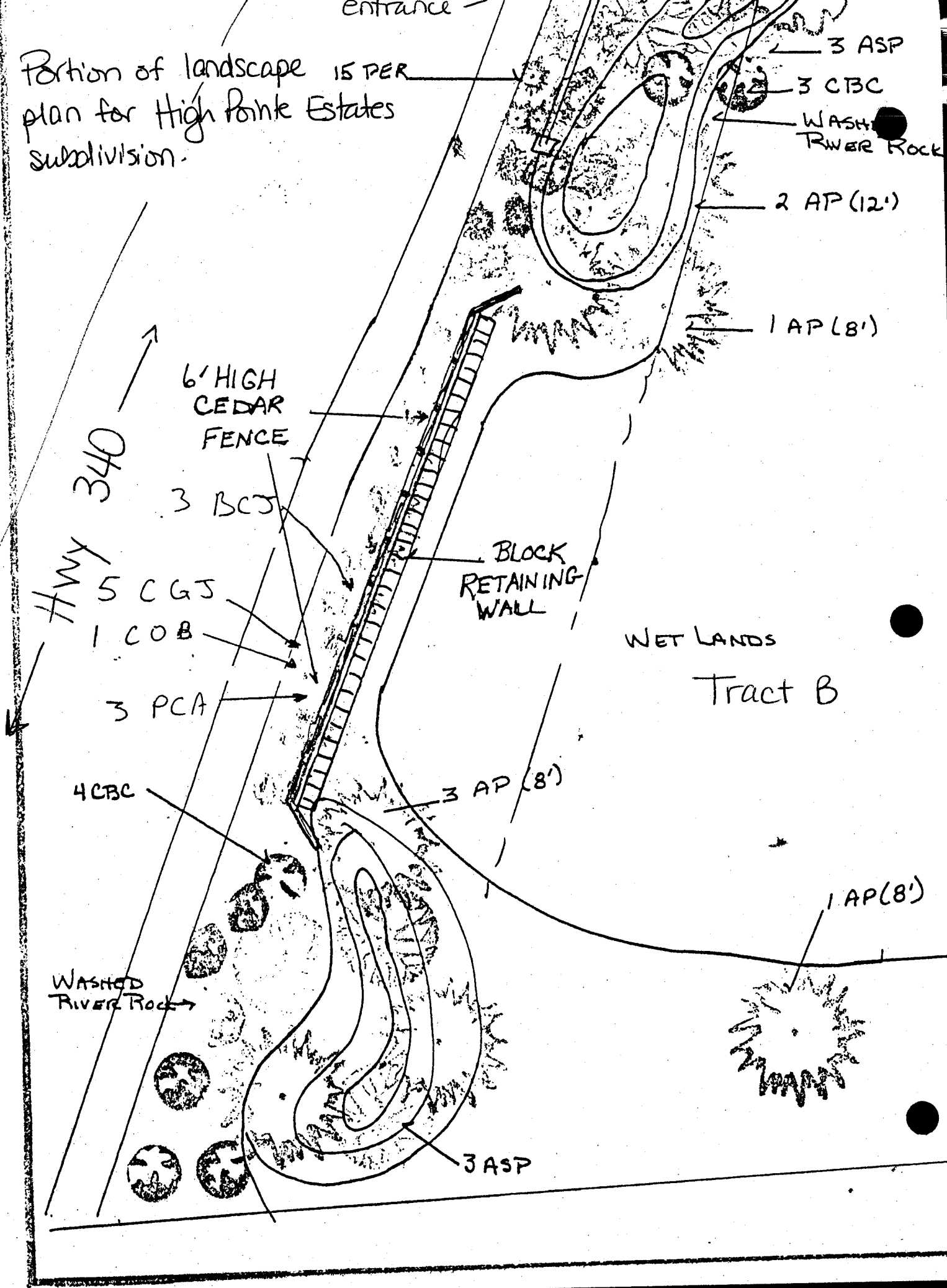
2"X8"X8" Post Cap.

CONQUEST CONSTRUCTION & PROPERTY MANAGEMENT, LLC.  
CONQUEST DEVELOPMENTS, LLC.

518 28 Road, Suite A207, Grand Junction, CO 81501  
970.243.1242 • 970.243.1379 fax • www.conquestllc.com

Portion of landscape plan for High Point Estates subdivision.

entrance



HWY 340

6' HIGH CEDAR FENCE

3 BCS

5 CGJ

1 COB

3 PCA

4 CBC

BLOCK RETAINING WALL

WET LANDS

Tract B

3 AP (8')

1 AP (8')

WASHED RIVER ROCK

3 ASP

3 ASP

3 CTBC

WASHED RIVER ROCK

2 AP (12')

1 AP (8')