

FEE \$10.00

PERMIT # 11005

EX

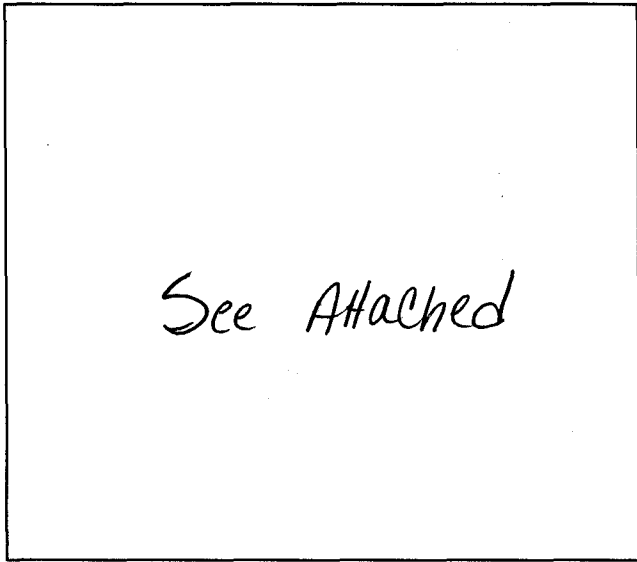


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2700 G Road
TAX SCHEDULE NO. 2701-363-16-016
PROPERTY OWNER Rod Gaddes
OWNER'S PHONE 245-2476
OWNER'S ADDRESS 2700 G Road
CONTRACTOR ACME Stucco Enterprises Inc
CONTRACTOR'S PHONE 434-4452
CONTRACTOR'S ADDRESS 3246 1/2 D. 3/4 Rd. Clifton
FENCE MATERIAL Wood and Stucco
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 RD
SPECIAL CONDITIONS See notes
SETBACKS: Front 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.

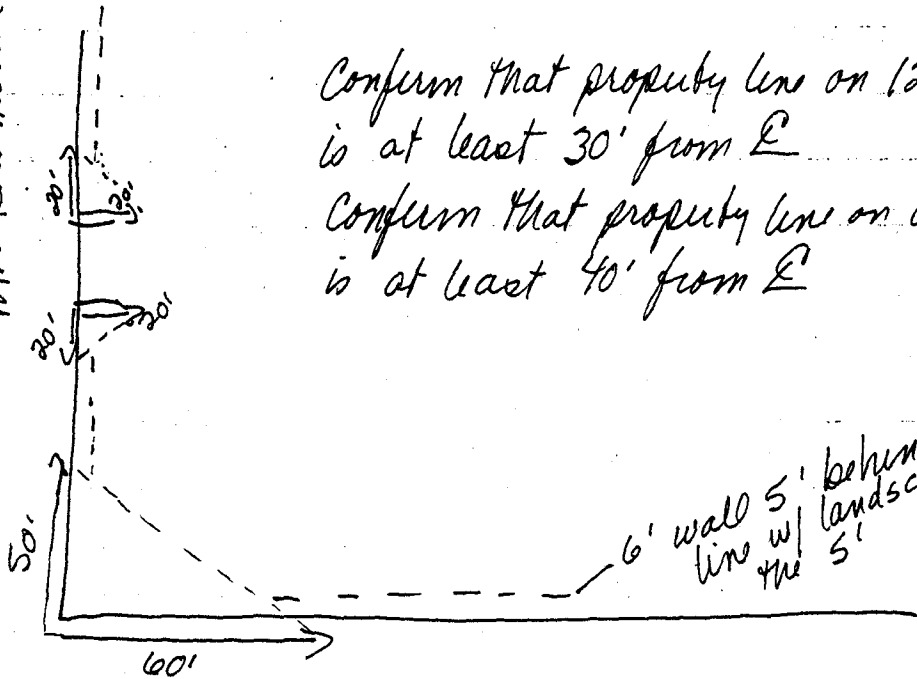
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply.

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 [Signature] Date 6-20-2000
Community Development's Approval [Signature] Date 6/20/00
City Engineer's Approval (if required) [Signature] Date 6/20/00

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

12th St. - Major Collector  
Total ROW needed 60'



Confirm that property line on 12th St.  
is at least 30' from E

Confirm that property line on G Rd  
is at least 40' from E

6' wall line w/ 5' behind property landscaping in

G Rd - Minor Arterial  
Total ROW needed - 80'

landscape strip must include 1 tree  
per 40' linear feet

Red Geddes

2700 G Rd. #11-B

CJ CO 81506-1426

Parcel Number 2701-363-16-016

