

FEE \$19.00

PERMIT # 11430 *EA*



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 444 Whitetail Lane
TAX SCHEDULE NO 2947-271-12-037
PROPERTY OWNER Thomas G. Harding
OWNER'S PHONE 970) 255-0077
OWNER'S ADDRESS SAME
CONTRACTOR OWNER
CONTRACTOR'S PHONE _____
CONTRACTOR'S ADDRESS _____
FENCE MATERIAL stucco
FENCE HEIGHT 5 1/2'

SEE ATTACHED

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 4.4
SPECIAL CONDITIONS _____

SETBACKS: Front 15' from property line (PL) or _____ from center of ROW, whichever is greater.
Side 10' from PL Rear 10' 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.

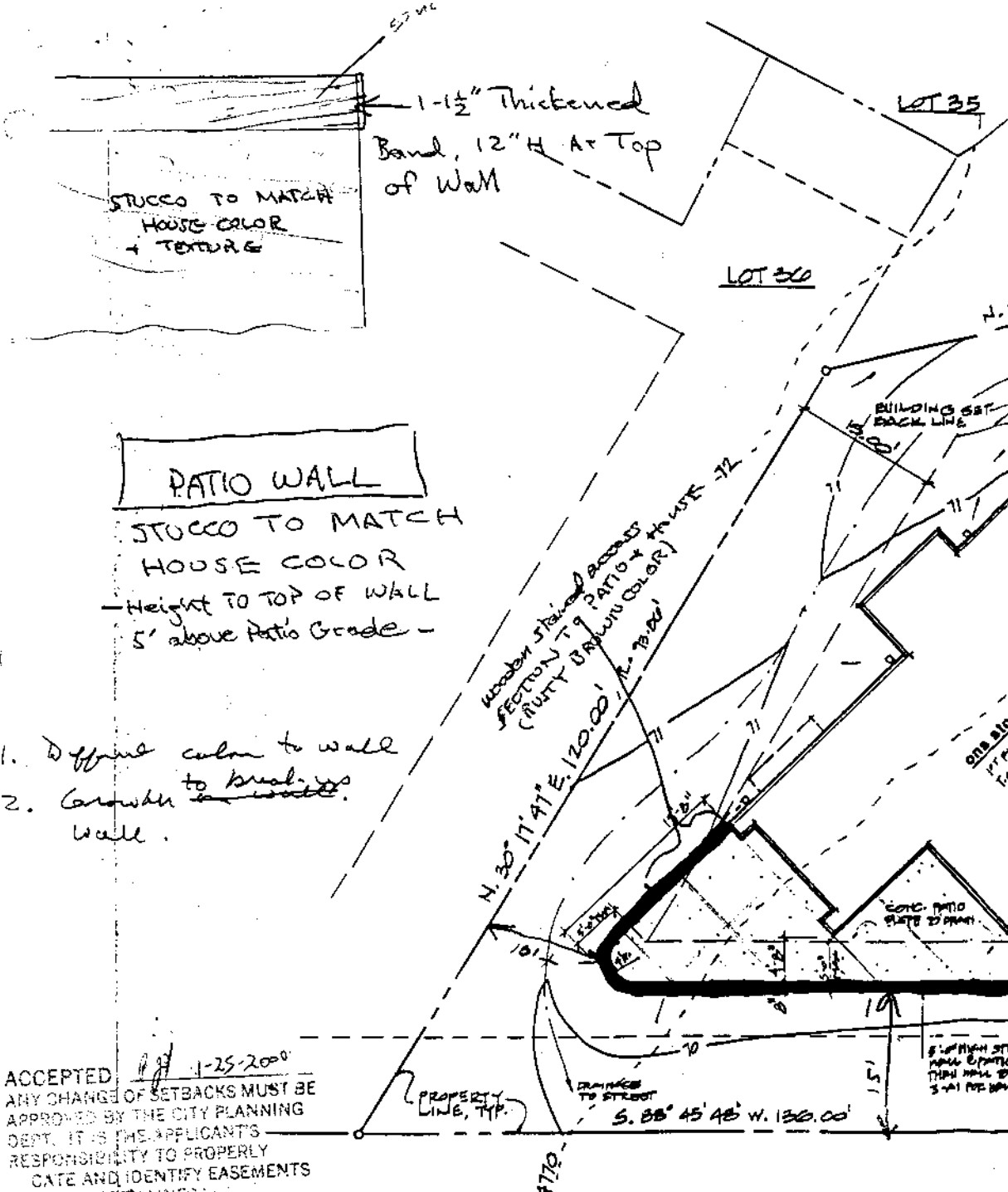
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply.

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 Thomas G. Harding
Community Development's Approval Peter Pitt
City Engineer's Approval (if required) N/A

Date 1/25/2000
Date 1-25-2000
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)



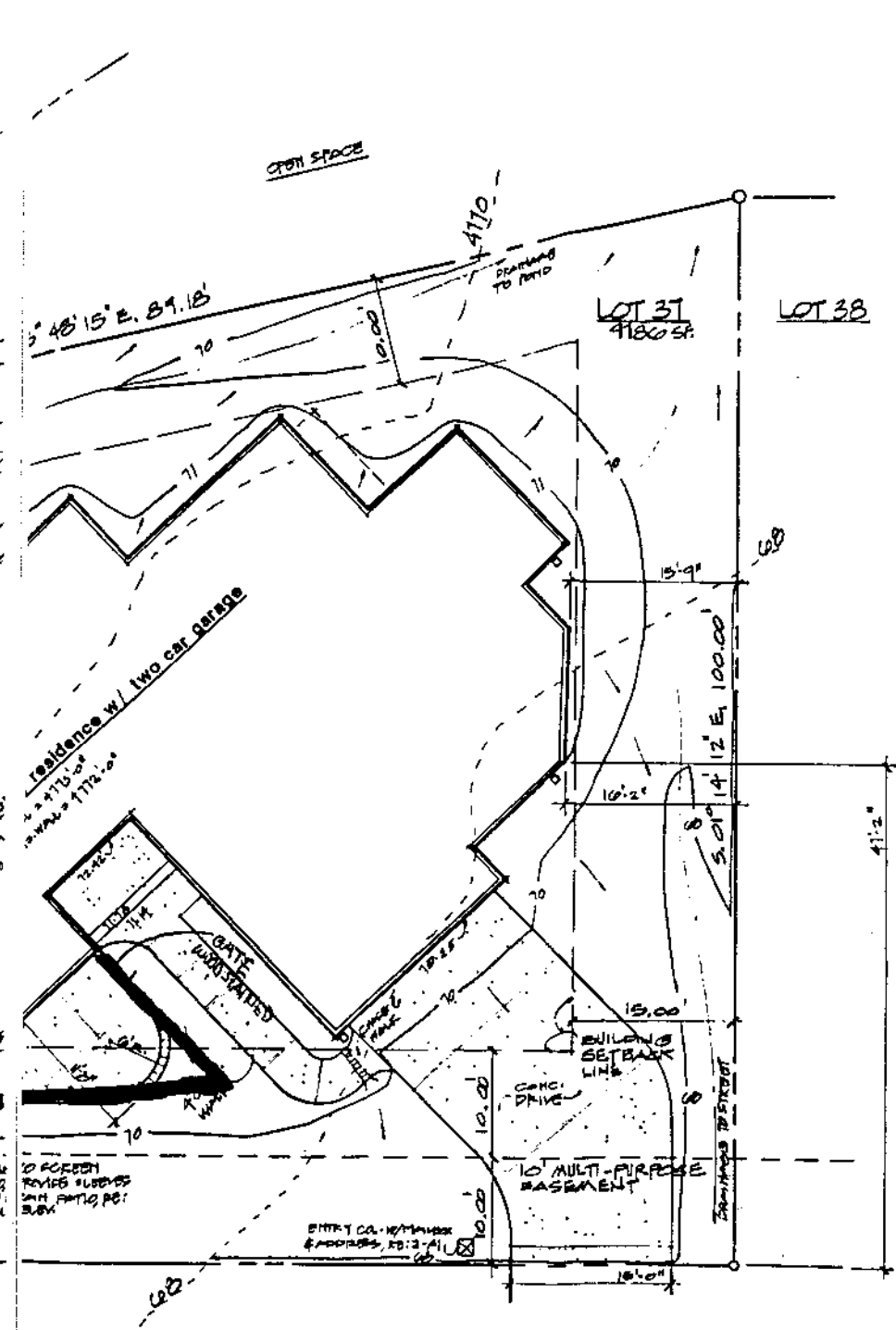
STUCCO TO MATCH HOUSE COLOR + TEXTURE

1-1/2" Thickened Band, 12" H At Top of Wall

PATIO WALL
STUCCO TO MATCH HOUSE COLOR
Height TO TOP OF WALL 5' above Patio Grade -

1. Define color to wall
2. Growth to break up wall.

ACCEPTED 1-25-2000
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY GATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



January 2000 REVIEWED

444 WHITTAIL LANE
19701-255-0077