

FEE \$10.00

PERMIT # 11687

2



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 260 west Parkview Dr.
TAX SCHEDULE NO. 2945-252-19-025
PROPERTY OWNER James and Nancy Langston
OWNER'S PHONE 970-241-7613
OWNER'S ADDRESS 260 west Parkview Dr.
CONTRACTOR SELF
CONTRACTOR'S PHONE
CONTRACTOR'S ADDRESS
FENCE MATERIAL Ced Ar
FENCE HEIGHT 6 Feet

Please 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 RMF-8
SPECIAL CONDITIONS

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 James L. Langston
Community Development's Approval Mike Dragon
City Engineer's Approval (if required) N/A

Date 05-15-2001
Date 5/10/01
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)

IMPROVEMENT LOCATION CERTIFICATE

260 West Parkview Drive
Parcel 1 - Lot 13, Block 6 Amended Plat of Parkview Subdivision
Parcel 2 - The South 15 feet of Lot 14 in Block 6 of
Amended Plat of Parkview Subdivision,
Mesa County, Colorado



SCALE: 1" = 20'
● PINS FOUND

Proposed fence
replacement for
Existing 5' fence

