

FEE \$10.00

PERMIT # 11222



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

AC

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 317 DAKOTA DRIVE

TAX SCHEDULE NO. 2945-193-02-003

PROPERTY OWNER KENT & ROSE NORDENBERG

OWNER'S PHONE 970-245-4441

OWNER'S ADDRESS 317 DAKOTA DRIVE

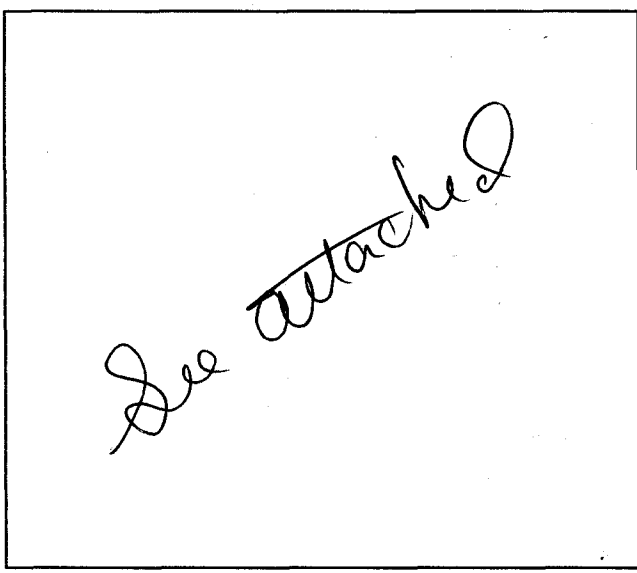
CONTRACTOR MARANATHA FENCING

CONTRACTOR'S PHONE _____

CONTRACTOR'S ADDRESS _____

FENCE MATERIAL CEDAR

FENCE HEIGHT 4 FT



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 PD

SPECIAL CONDITIONS _____

SETBACKS: Front per plan 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 Kent Nordenberg

Community Development's Approval C. Jay Wilson

City Engineer's Approval (if required) _____

Date 6 Aug 01

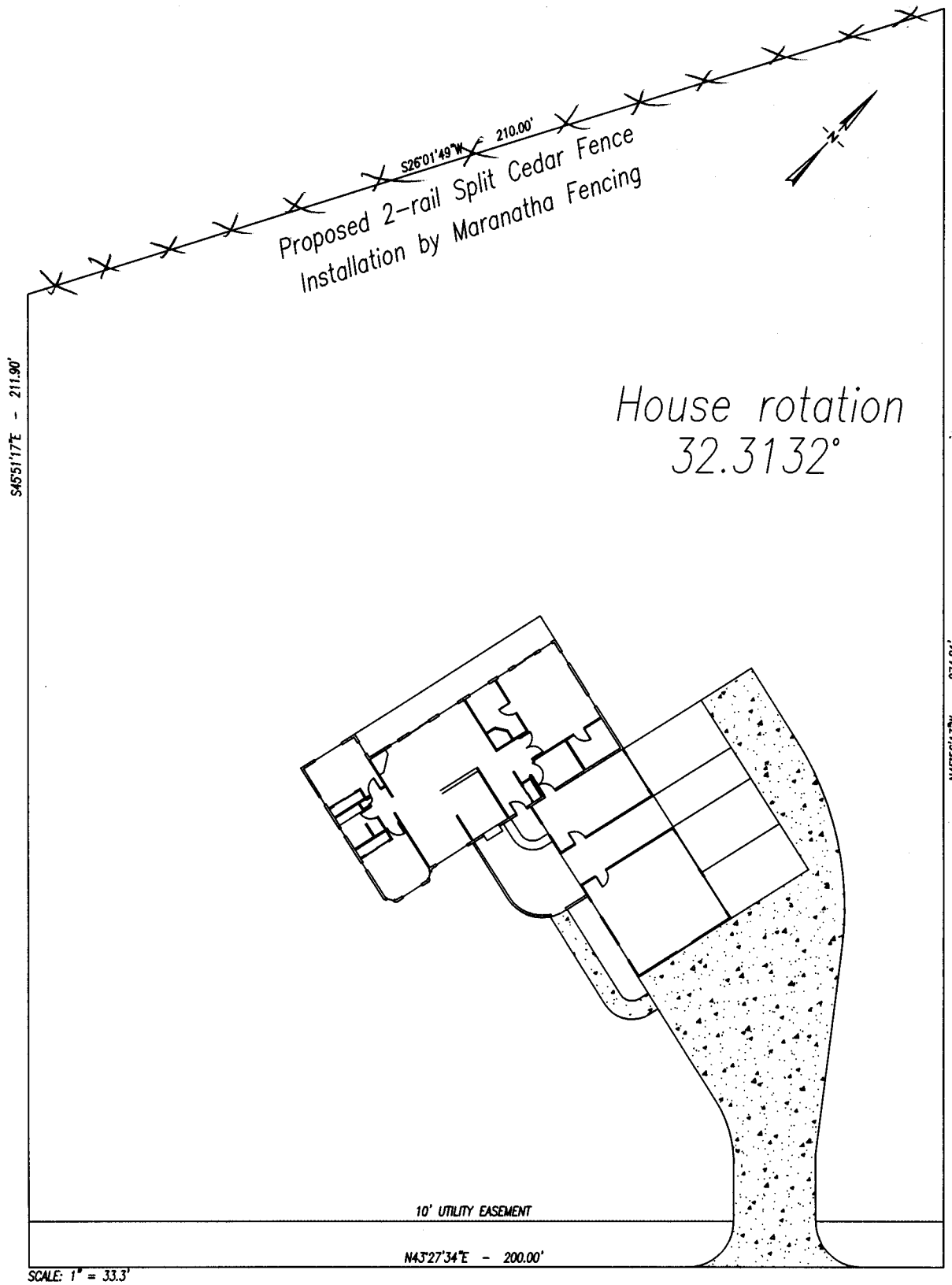
Date 8-6-01

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)

Kent & Rose Nordenberg
317 Dakota Drive
Grand Junction CO
(970) 245-4441

Buried Utility Locations
Ute Water - 8' south of road center
Electric - 42" to 66" north of road edge
Gas - 54" north of road edge
CATV - 12½' north of road edge
Telephone - 16' north of road edge
Property Line - 10' north of road edge



S45°51'17"E - 211.90'

N43°27'34"E - 200.00'

N45°56'13"W - 274.81'