

FEE \$10.00

PERMIT # 11600

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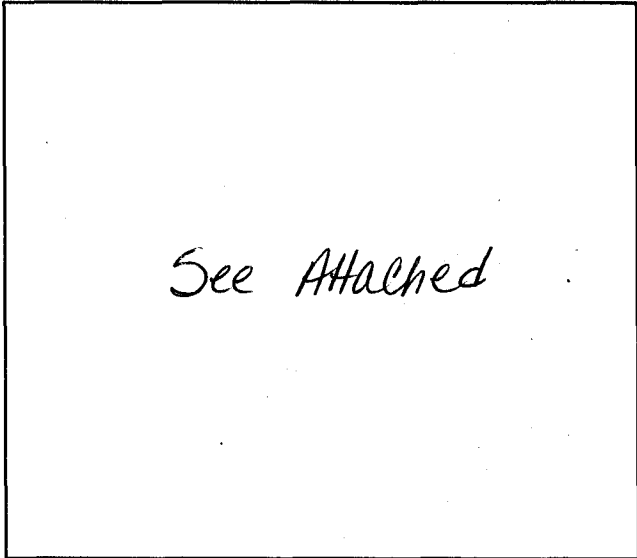


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 440 SEASONS DRIVE
TAX SCHEDULE NO 2947-271-14-018
PROPERTY OWNER HARRY LONG
OWNER'S PHONE 257-1974
OWNER'S ADDRESS 440 SEASONS DRIVE
CONTRACTOR GREG DUFF
CONTRACTOR'S PHONE 858-1490
CONTRACTOR'S ADDRESS 2099 K RD.
FENCE MATERIAL WOOD FRAME W/STUCCO
FENCE HEIGHT 6' OR LESS AS IT FOLLOWS



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 per Setbacks

SETBACKS: Front 14' from property line (PL) or
from center of ROW, whichever is greater.
Side 0' 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 [Signature]
Community Development's Approval [Signature]
City Engineer's Approval (if required)

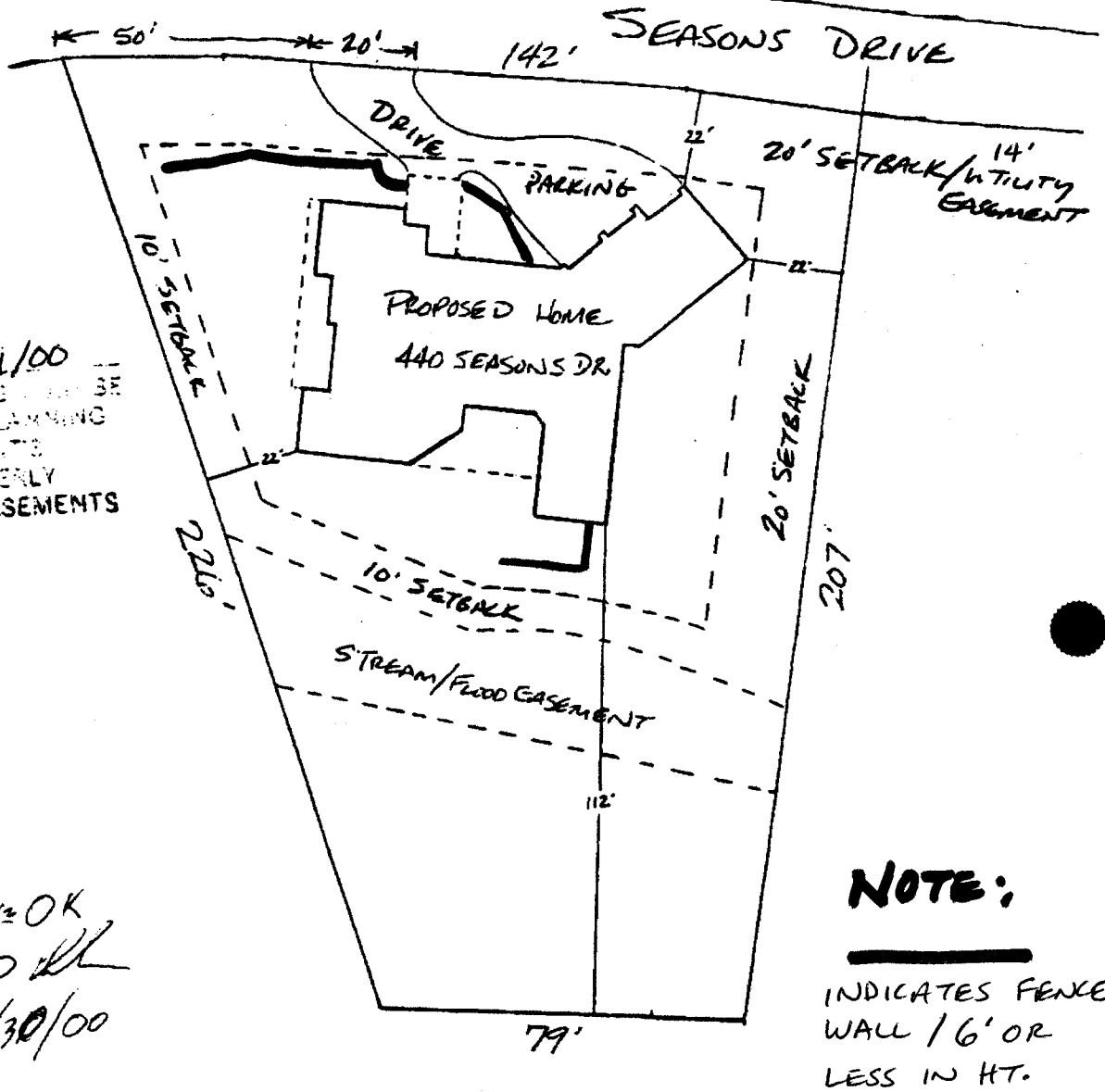
Date 4/17/01
Date 4/17/01
Date

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

ACCEPTED SUC 5/31/00  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*Setbacks okay  
 RSK*

DRIVE OK  
 END *ll*  
 5/30/00



**NOTE:**

**—————**  
 INDICATES FENCE  
 WALL 6' OR  
 LESS IN HT.

440 SEASONS DR. PLOT PLAN

— LONG RESIDENCE —

GREG DUFF / AMERICAN PROPERTIES, BUILDER

858 - 1490