

FEE \$10.00

PERMIT # 11644

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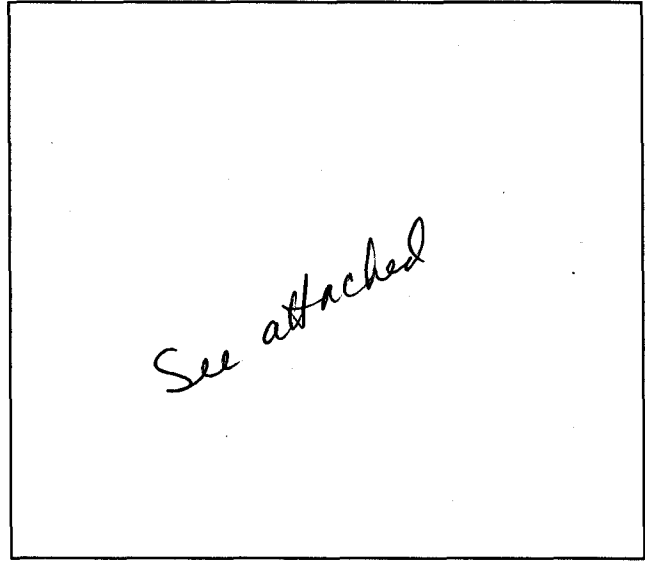


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2026 STETSON CT
TAX SCHEDULE NO. 2947-152-34-005
PROPERTY OWNER JENS, RON
OWNER'S PHONE 970. 256. 0464
OWNER'S ADDRESS 2026 STETSON CT.
CONTRACTOR OWNER
CONTRACTOR'S PHONE 970. 256-0404
CONTRACTOR'S ADDRESS SAME
FENCE MATERIAL 6' 6" CEDAR PICKETS
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 PR 2.4
SPECIAL CONDITIONS ACC approval req'd
SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater.
Side 0' from PL Rear 0' from PL
(not next to open space)

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.

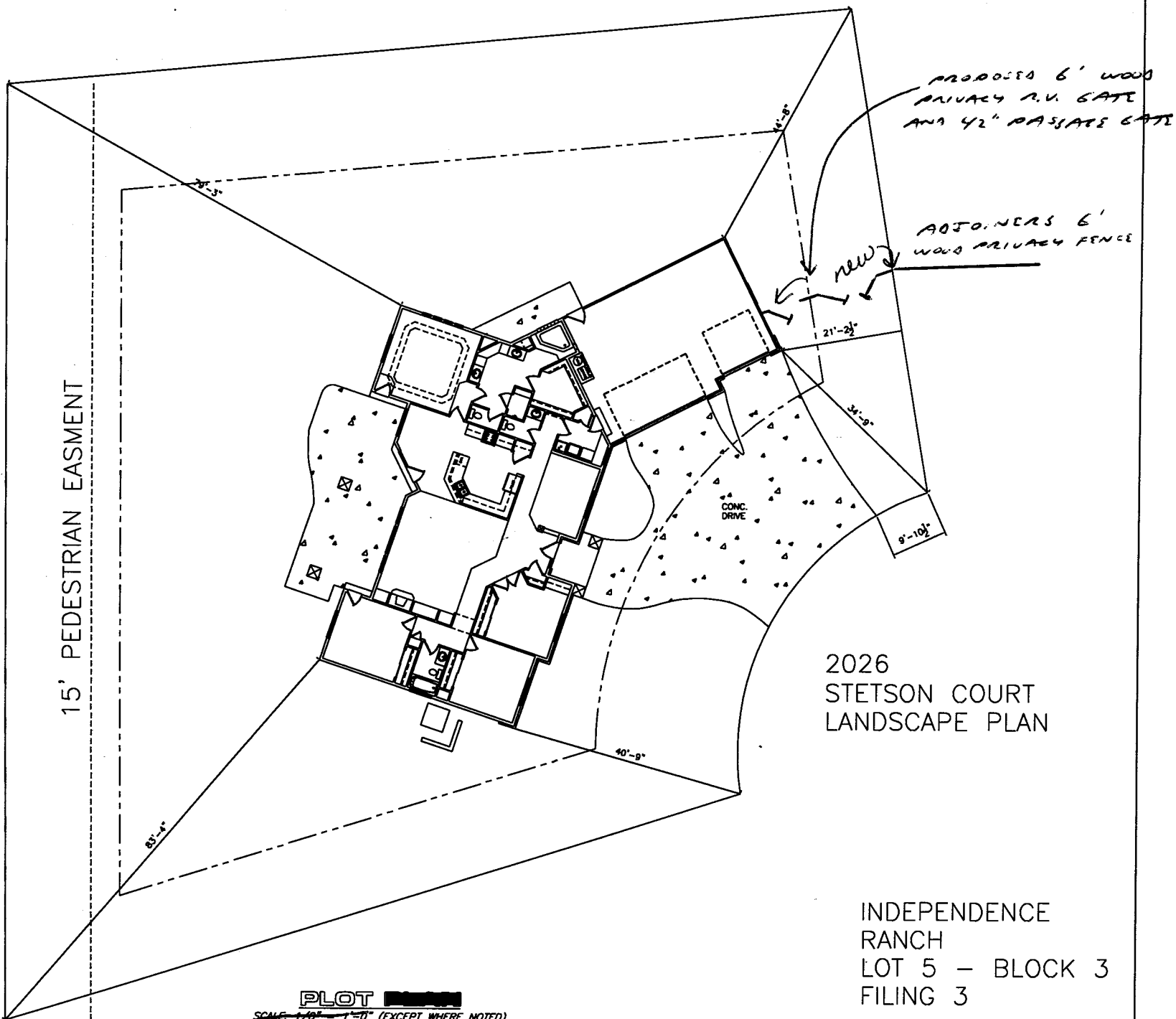
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply.

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 4-26-01
Community Development's Approval Ronnie Edwards Date 4-26-01
City Engineer's Approval (if required) N/A 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)

NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
AND DIMENSIONS PRIOR TO CONSTRUCTION.



2026
STETSON COURT
LANDSCAPE PLAN

INDEPENDENCE
RANCH
LOT 5 - BLOCK 3
FILING 3

PLOT
SCALE: ~~1/8" = 1'-0"~~ 1" = 0' (EXCEPT WHERE NOTED)