

FEE \$10.00

PERMIT # 10896

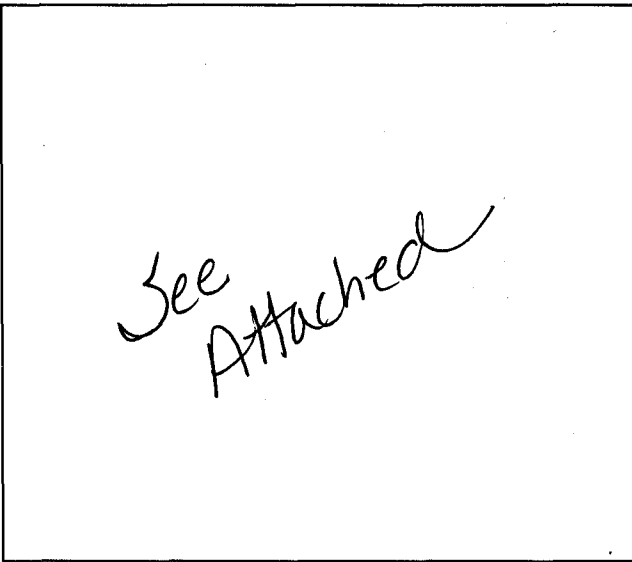


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2197 Standing Rock Drive
TAX SCHEDULE NO. 2947-351-25-001
PROPERTY OWNER Mr + Mrs Bever
OWNER'S PHONE 970-241-1783
OWNER'S ADDRESS Same
CONTRACTOR Taylor Fence Co.
CONTRACTOR'S PHONE 970-241-1473
CONTRACTOR'S ADDRESS 832 21 1/2 Road
FENCE MATERIAL PVC
FENCE HEIGHT 6' + 4'



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 File # MC-2001-158
minor amendment for 6' fence along South Camp
SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater.
Side 0' from PL Rear 0' 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 Donna M Mathieu Date 7-20-01
Community Development's Approval Connie Edwards Date 8/15/01
City Engineer's Approval (if required) [Signature] Date 7/20/01

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

Book 1984
Page 814

Tract A
0.363 ACRES

Block 1
Lot 3
0.346 ACRES

Block 1
Lot 2
0.370 ACRES

Block 1
Lot 1
0.367 ACRES

Block 2
Lot 3
0.387 ACRES

Block 2
Lot 2
0.400 ACRES

Block 2
Lot 1
0.372 ACRES

Tract B
0.017 ACRES

Tract C
0.010 ACRES

SE Corner
Section 26

Corner 1
TRACT 37

3" alum. cap in
monument box
PLS 20677

MCSM bc
NW Corner
Section 19

new
fence

