

FEE \$10.00

PERMIT # 11543



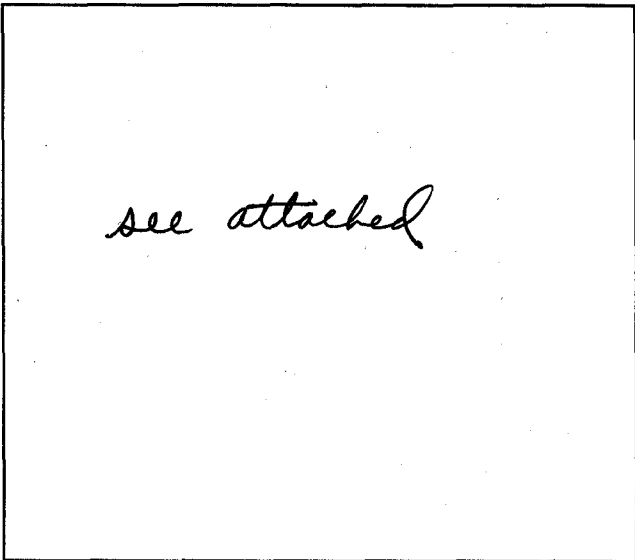
FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2201 Renaissance Blvd
 TAX SCHEDULE NO. 2945-183-07-001
 PROPERTY OWNER Robert & Kathleen Werner
 OWNER'S PHONE 970-244-8825
 OWNER'S ADDRESS 2201 Renaissance Blvd
 CONTRACTOR _____
 CONTRACTOR'S PHONE _____
 CONTRACTOR'S ADDRESS _____
 FENCE MATERIAL Cedar
 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 RSF-4
 SPECIAL CONDITIONS _____

SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater.
 Side 7' from PL Rear 25' 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 Kathleen M. Werner
 Community Development's Approval Gayleen Henderson
 City Engineer's Approval (if required) _____

Date 10/24/01
 Date 10-24-01
 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)

Dec 12, 1999
 4/18/00
 4/26/00
 2001 Renaissance Blvd
 24,000 was adopted

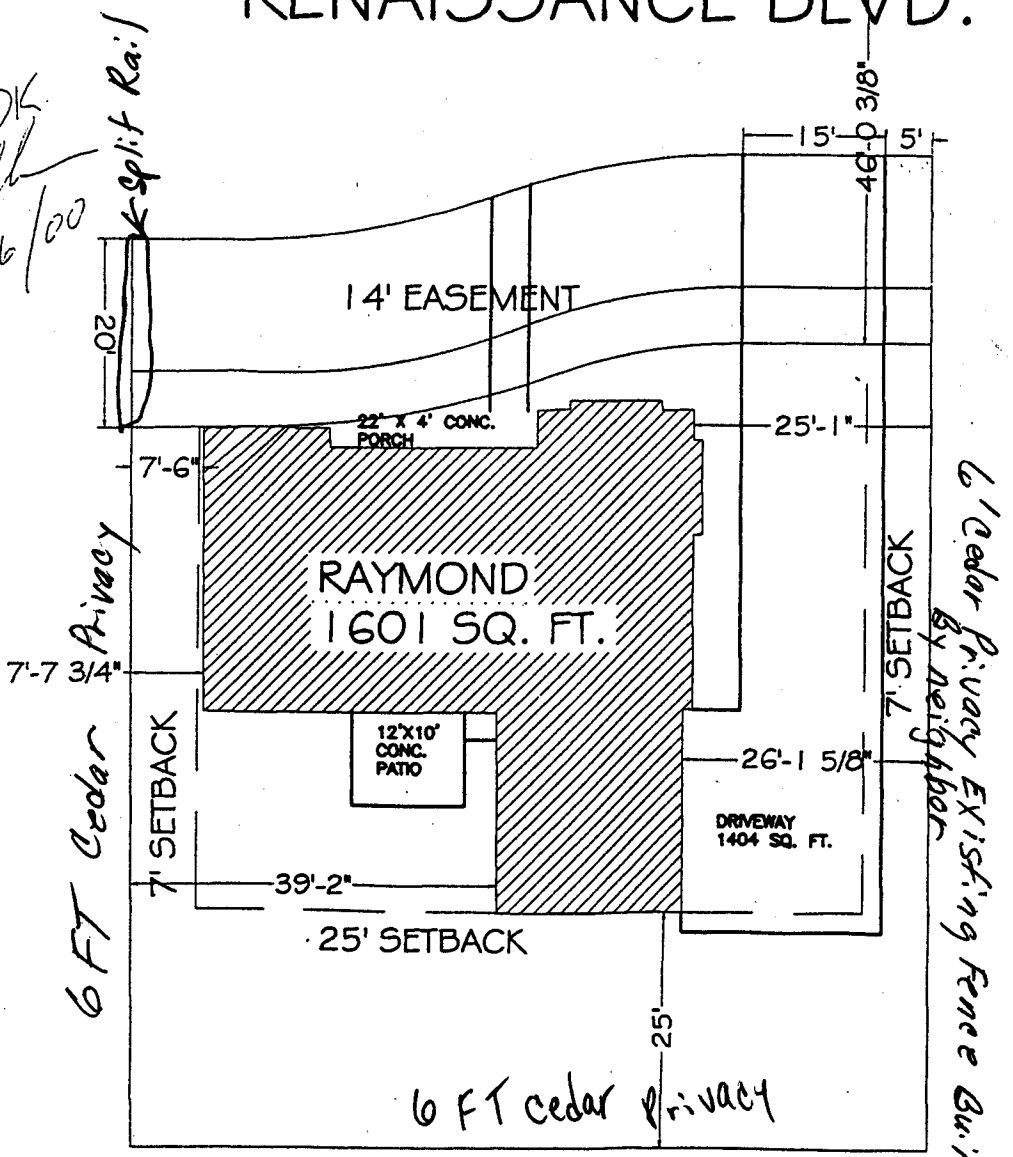
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ACCEPTED
 NO CHANGE OF INTEREST
 PROVIDED BY THE
 DEPT. OF LAND AND PUBLIC
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

CENTER OF STREET

RENAISSANCE BLVD.

DRIVE OK
 Eric
 4/26/00



LOT 1 BLOCK 1

2201 Renaissance

6' Cedar Privacy Existing Fence Built By Neighbor

6 FT Cedar Privacy

6 FT cedar privacy

14' EASEMENT

RAYMOND
 1601 SQ. FT.

12'x10'
 CONC.
 PATIO

DRIVEWAY
 1404 SQ. FT.

22' x 4' CONC.
 PORCH

20'

Split Rail

7' SETBACK

7' SETBACK

25' SETBACK

