

FEE \$40.00

PERMIT # 11617

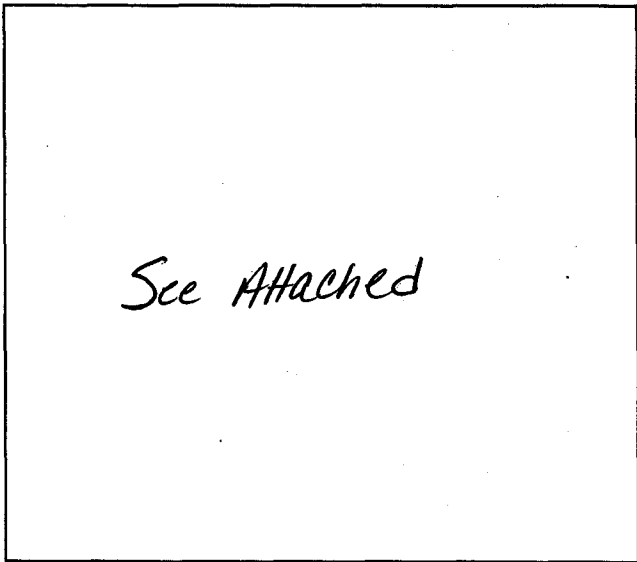


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2559 G^{3/8} Road
TAX SCHEDULE NO. 2701-344-04-005
PROPERTY OWNER Anthony Roso, Jr.
OWNER'S PHONE 248-7232
OWNER'S ADDRESS 2559 G^{3/8} Road
CONTRACTOR _____
CONTRACTOR'S PHONE _____
CONTRACTOR'S ADDRESS _____
FENCE MATERIAL Cedar Split Rail
FENCE HEIGHT 30"



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 SETBACKS: Front _____ from property line (PL) or
SPECIAL CONDITIONS _____ 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).

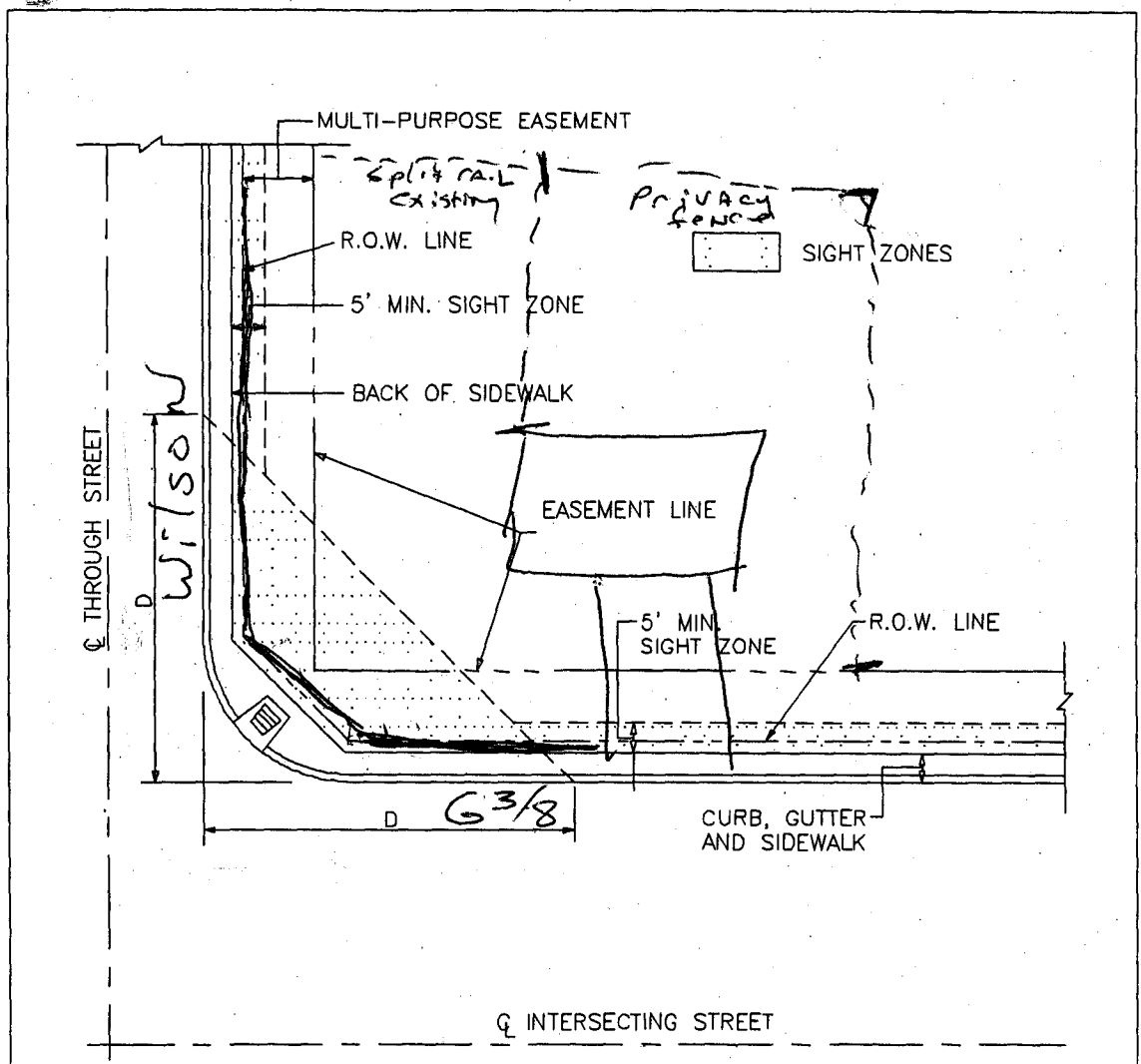
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 Anthony Roso, Jr. Date 4/3/01
Community Development's Approval Mishi Hagon Date 4/3/01
City Engineer's Approval (if required) David Powell Date 4/3/01

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



THROUGH STREET

- RESIDENTIAL D=40' MIN.
- COLLECTOR D=50' MIN.
- ARTERIAL D=60' MIN.

SEE NOTE 5 ON PAGE ST-14 FOR SIGHT ZONE RESTRICTIONS.

SIGHT ZONE DETAIL

DEPARTMENT OF PUBLIC WORKS AND UTILITIES
 ENGINEERING AND TECHNICAL SERVICES DIVISIONS
 CITY OF GRAND JUNCTION, COLORADO

STANDARD STREET
 DETAIL

APPROVED: DN
 DATE: FEB, 2000
 DRAWN: DPW

PAGE
 ST-11

K:\Cadd\UTILITY-STDS\DETAILS\General\ST-11.dwg 03/06/00 09:05:44 AM MST