

FEE \$20.00

PERMIT # 11597

FENCE PERMIT ^A

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 530 CASA GRANDE CT.

TAX SCHEDULE NO. 2945-083-13-011

PROPERTY OWNER SOMMERHAUSE, RONARD

OWNER'S PHONE 255-1256

OWNER'S ADDRESS SAME

CONTRACTOR PAUL GARCIA - PAULS LANDSCAPE

CONTRACTOR'S PHONE _____

CONTRACTOR'S ADDRESS _____

FENCE MATERIAL VINYL & 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 RMF-5

SPECIAL CONDITIONS _____

SETBACKS: Front 25' from property line (PL) or _____ from center of ROW, whichever is greater.

Side 3' from PL Rear 5' 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]

Date 3-16-01

Community Development's Approval [Signature]

Date 3-10-01

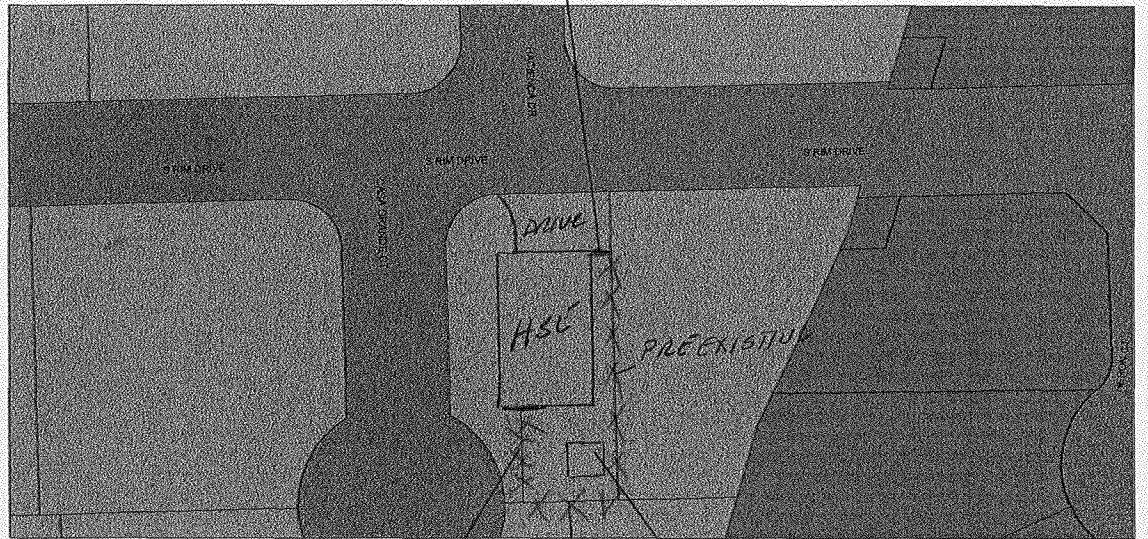
City Engineer's Approval (if required) _____

Date _____

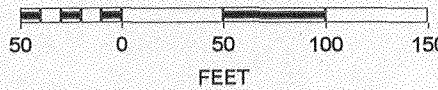
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

City of Grand Junction GIS Map

FLOOD PLAINS	
	100-Year Fl...
	500-Year Fl...
	Floodway
	Outside 500-...
	Outside Stu...
	between 100...
	minimal floo...
	Deleted Fro...
Zoning	
	RSF-R
	RSF-E
	RSF-1
	RSF-2
	RSF-4
	RMF-1



SCALE 1 : 1,114



6' VINYL

6' CEDAR



SHEED
8'x12' 96 #
SET 6' W/E FENCE
9' N/S FENCE