

FEE \$10.00

PERMIT #

11686



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

AL

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 491 28 1/4 Rd
~~2823 North Avenue~~

TAX SCHEDULE NO 2943-182-08-006

PROPERTY OWNER Ronald Vincent

OWNER'S PHONE 970-242-6623

OWNER'S ADDRESS _____

CONTRACTOR Jard L Landscaping

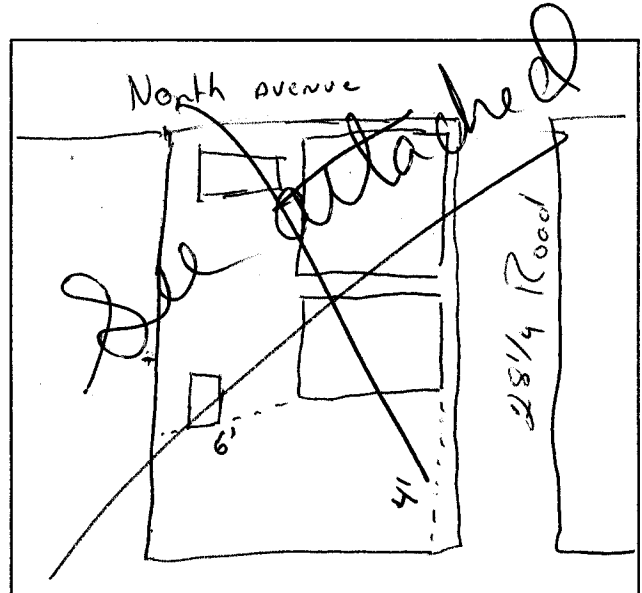
CONTRACTOR'S PHONE 970 270 4363

CONTRACTOR'S ADDRESS 1309 Glenwood Av

FENCE MATERIAL Wood 4' high

FENCE HEIGHT 6' and 4' high

PLOT PLAN



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). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1

SPECIAL CONDITIONS _____

SETBACKS: Front 15' from property line (PL) or _____ from center of ROW, whichever is greater.

Side 0' from PL Rear 10' 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 4.1.J 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]

Community Development's Approval C. J. Taylor

City Engineer's Approval (if required) _____

Date 03-08-02

Date 3/8/02

Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

City of Grand Junction GIS Zoning Map

Cell Towers

Flood Plain Information

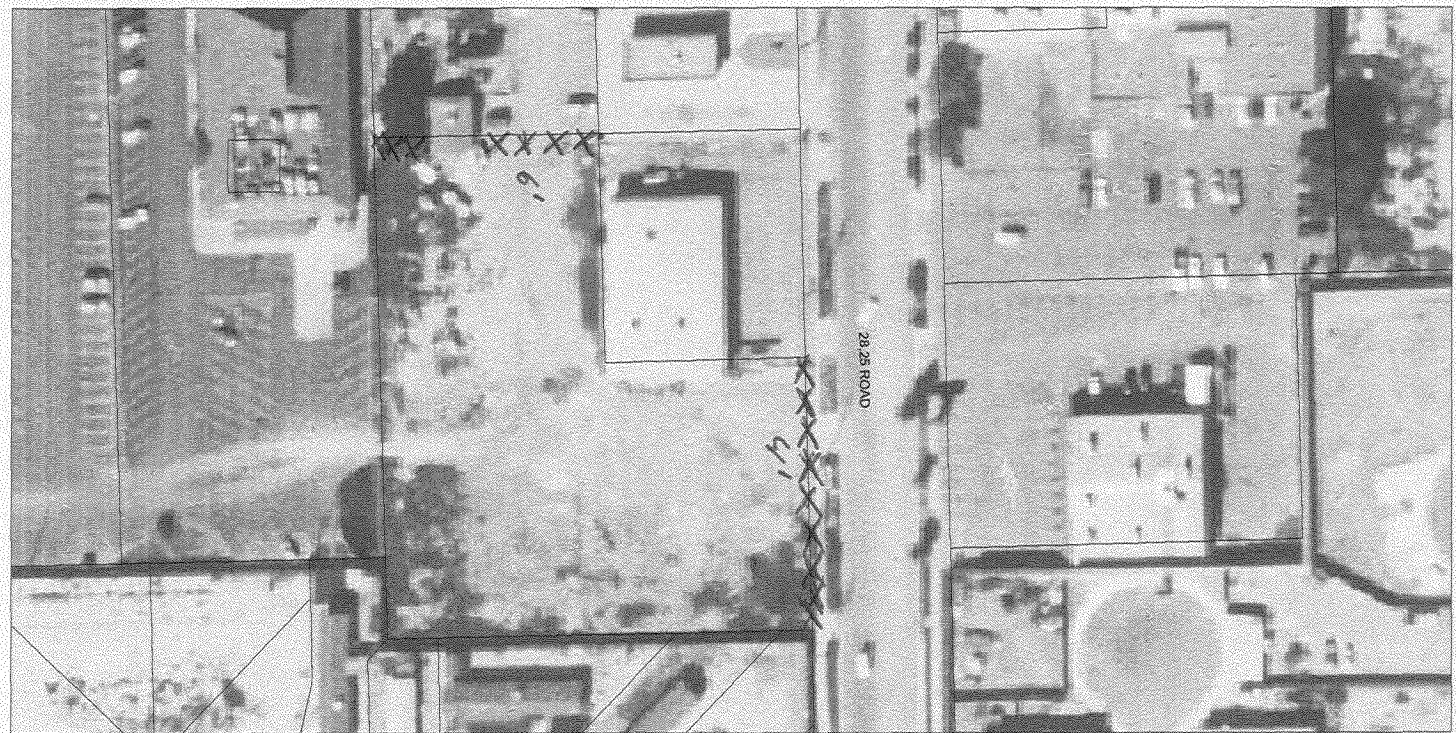
- Floodway
- 100-Year Floodplain
- 500-Year Floodplain
- Outside 500-Year Flood...
- Between 100 & 500-yr, ...
- Minimal flooding
- Deleted

ZOOM IN FOR ZONING

County Parcel Information

Air Photos

- 1997 Photos
- Streets 2



SCALE 1 : 1,301

