

FEE \$10.00

PERMIT #

11999



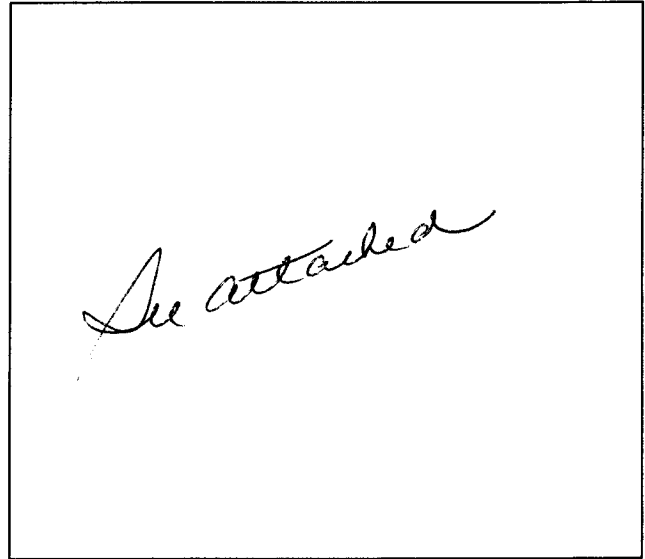
FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

Handwritten initials 'ac' in a circle

PLOT PLAN

PROPERTY ADDRESS 563 28 Rd/ 81501
TAX SCHEDULE NO 2945-121-10-029
PROPERTY OWNER Ryan/Vanessa Lujan
OWNER'S PHONE 263-9099
OWNER'S ADDRESS 563 28 Rd
CONTRACTOR SELF
CONTRACTOR'S PHONE 263-9099
CONTRACTOR'S ADDRESS 563 28 Rd
FENCE MATERIAL Cedar wood
FENCE HEIGHT 6 ft.



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 RMF 8
SPECIAL CONDITIONS

SETBACKS: Front 20' from property line (PL) or
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 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 Vanessa Lujan

Date 8/23/02

Community Development's Approval Pat Bushman

Date 8-23-02

City Engineer's Approval (if required)

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)

Replacing existing fence

Neighbor

23 ft.

BACK HOUSE

Car port

FRONT DOOR

FRONT DOOR

Tree

FRONT HOUSE

BACK YARD

\* Replacing existing fence

6 ft Privacy Fence

Porch

↑ Alley ↓

DRIVE WAY

Shed

Shed

GATE

SIDEWALK

EXISTING FENCE

Neighbor

Neighbor

563 28 Rd

28 Rd