

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 673 Gemstone Ct #A

TAX SCHEDULE NO 2945-032-74-011

PROPERTY OWNER Katherine & Michael Novotny

OWNER'S PHONE 970-256-0458

OWNER'S ADDRESS 673 Gemstone Ct #A

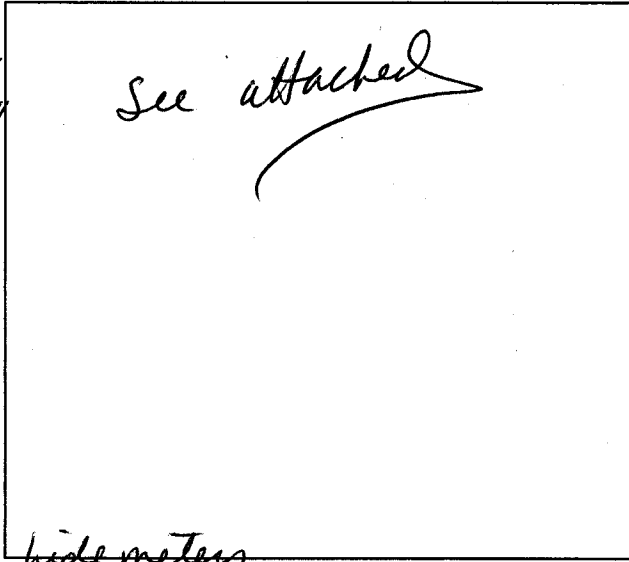
CONTRACTOR Self

CONTRACTOR'S PHONE SAME

CONTRACTOR'S ADDRESS SAME

FENCE MATERIAL Cedar Picket

FENCE HEIGHT 6' + 5' stucco piece to hide meters



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 PR4.2

SETBACKS: Front 20' from property line (PL) or
from center of ROW, whichever is greater.

SPECIAL CONDITIONS _____

Side 0' from PL Rear 0' 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 Katherine A Novotny

Date 6-6-02

Community Development's Approval Pamela Edwards

Date 6-5-02

City Engineer's Approval (if required) N/A

Date _____

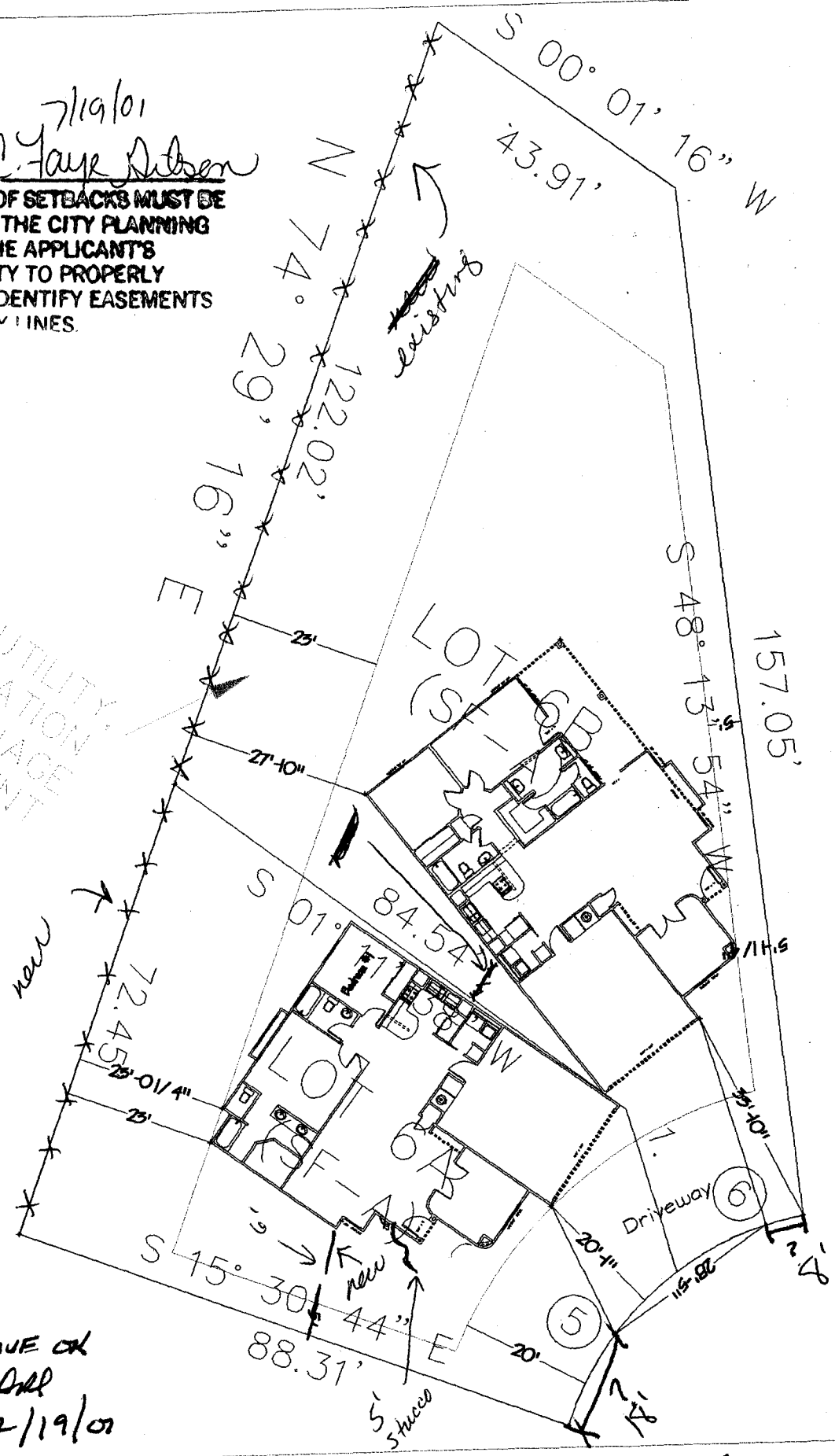
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

7/19/01

C. Faye Gibson

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

10' UTILITY, IRRIGATION, DRAINAGE EASEMENT



PR 4.2

DRIVE ON
Dall
7/19/01

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673 Gemstone Unit A & B
Diamond Ridge
Piling 1, Block 2, Lot 6A & 6B

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KIVA
LUXURY
HOMES

