

FEE \$10.00

Paid - VAR-2002-099

PERMIT #

11831



FENCE PERMIT

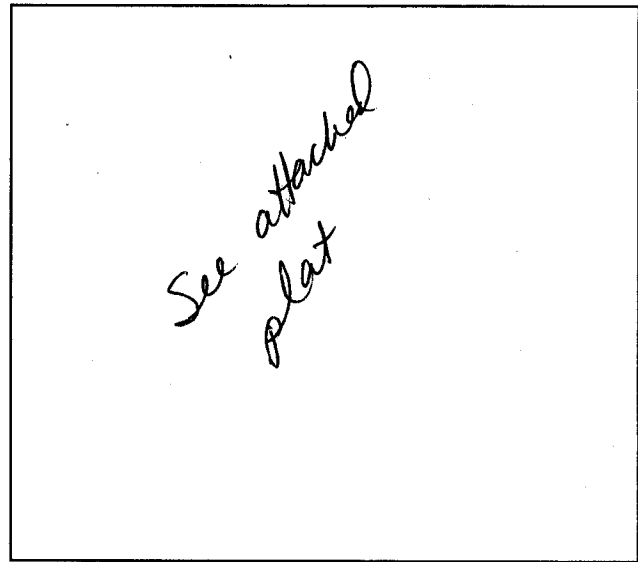
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

AC

PLOT PLAN

PROPERTY ADDRESS 681 MOONRISE CT  
 TAX SCHEDULE NO 2945 031 67003  
 PROPERTY OWNER PAUL G. TRINKLEIN  
 OWNER'S PHONE 970-245-2292  
 OWNER'S ADDRESS SAME  
 CONTRACTOR SHERMAN WAGNER  
 CONTRACTOR'S PHONE 242 1970  
 CONTRACTOR'S ADDRESS 2520 I RD G.J.  
 FENCE MATERIAL WHITE VINEL  
 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 RSF-4  
 SPECIAL CONDITIONS \_\_\_\_\_

SETBACKS: Front 20'25" from property line (PL) or  
7'3" from center of ROW, whichever is greater.  
 Side \_\_\_\_\_ from PL Rear 25'5" 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 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 Paul G. Trinklein  
 Community Development's Approval C. Faye Nelson  
 City Engineer's Approval (if required) \_\_\_\_\_

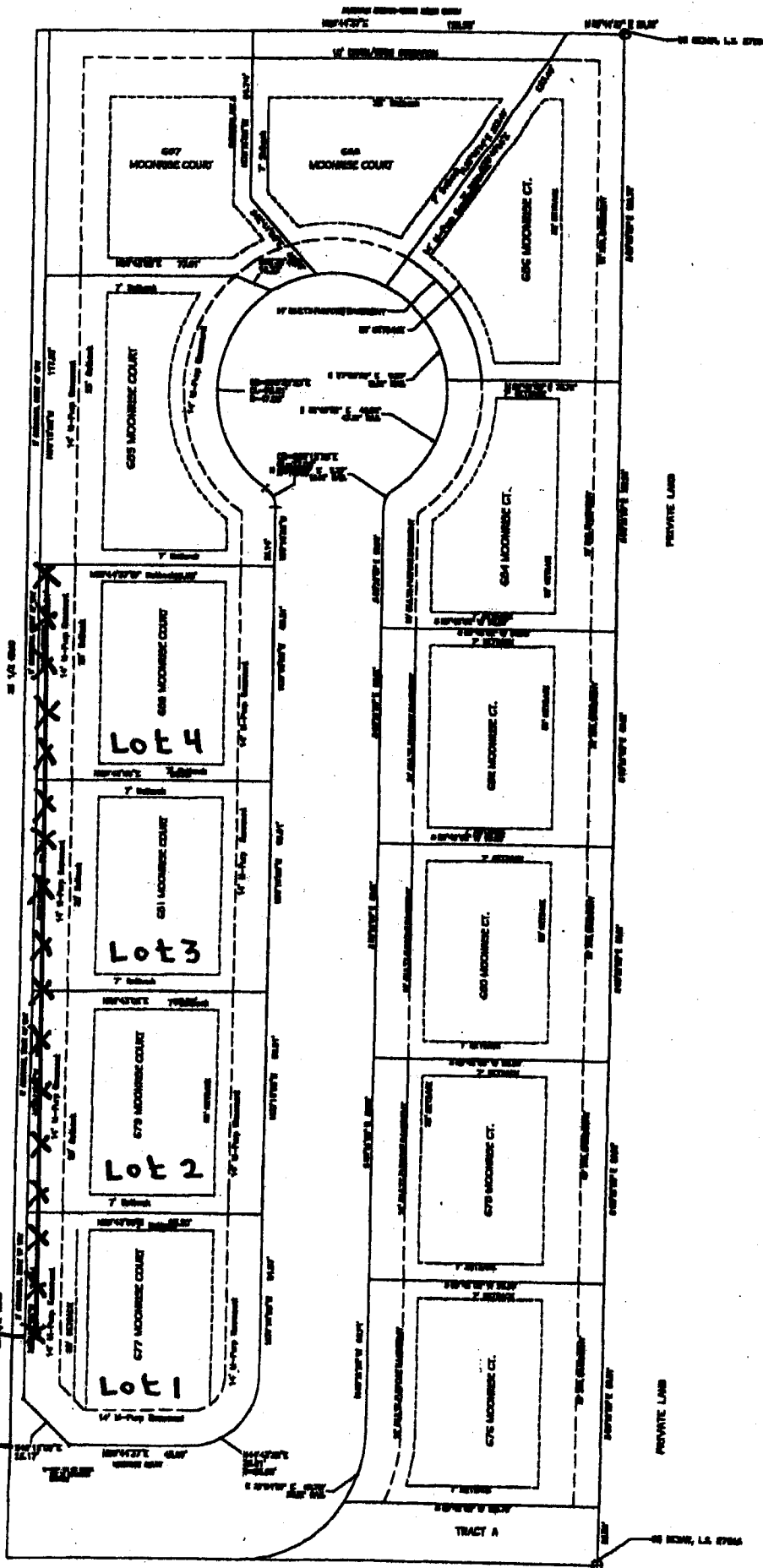
Date 5/14/02  
 Date 5/14/02  
 Date \_\_\_\_\_

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)



25 1/2  
Road

Proposed  
6-foot  
fence →  
(white vinyl)



104'

# MOONRISE SUBDIVISION