

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



(Handwritten initials)

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2261 Broadway

TAX SCHEDULE NO 2945-181-15-006

PROPERTY OWNER Ed DEL Duca Angelina Burnett

OWNER'S PHONE 242 3379

OWNER'S ADDRESS 2261 Broadway

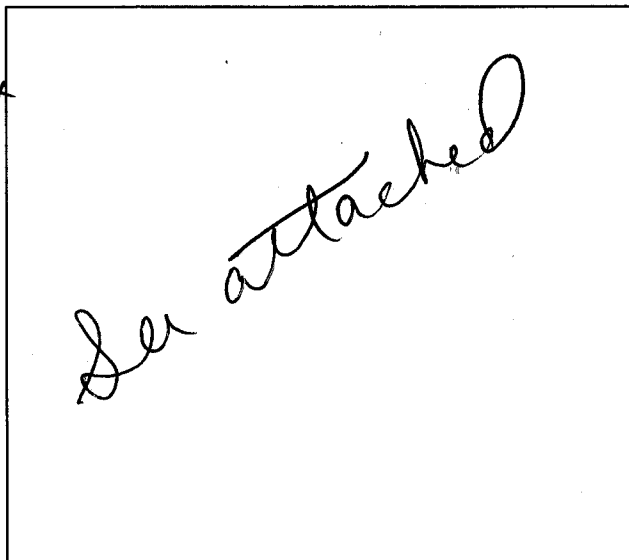
CONTRACTOR self

CONTRACTOR'S PHONE _____

CONTRACTOR'S ADDRESS _____

FENCE MATERIAL wood / Decorative Metal

FENCE HEIGHT 4' / open space in front



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 PD

SETBACKS: Front 0' from property line (PL) or _____ from center of ROW, whichever is greater.

SPECIAL CONDITIONS approved per plan

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.

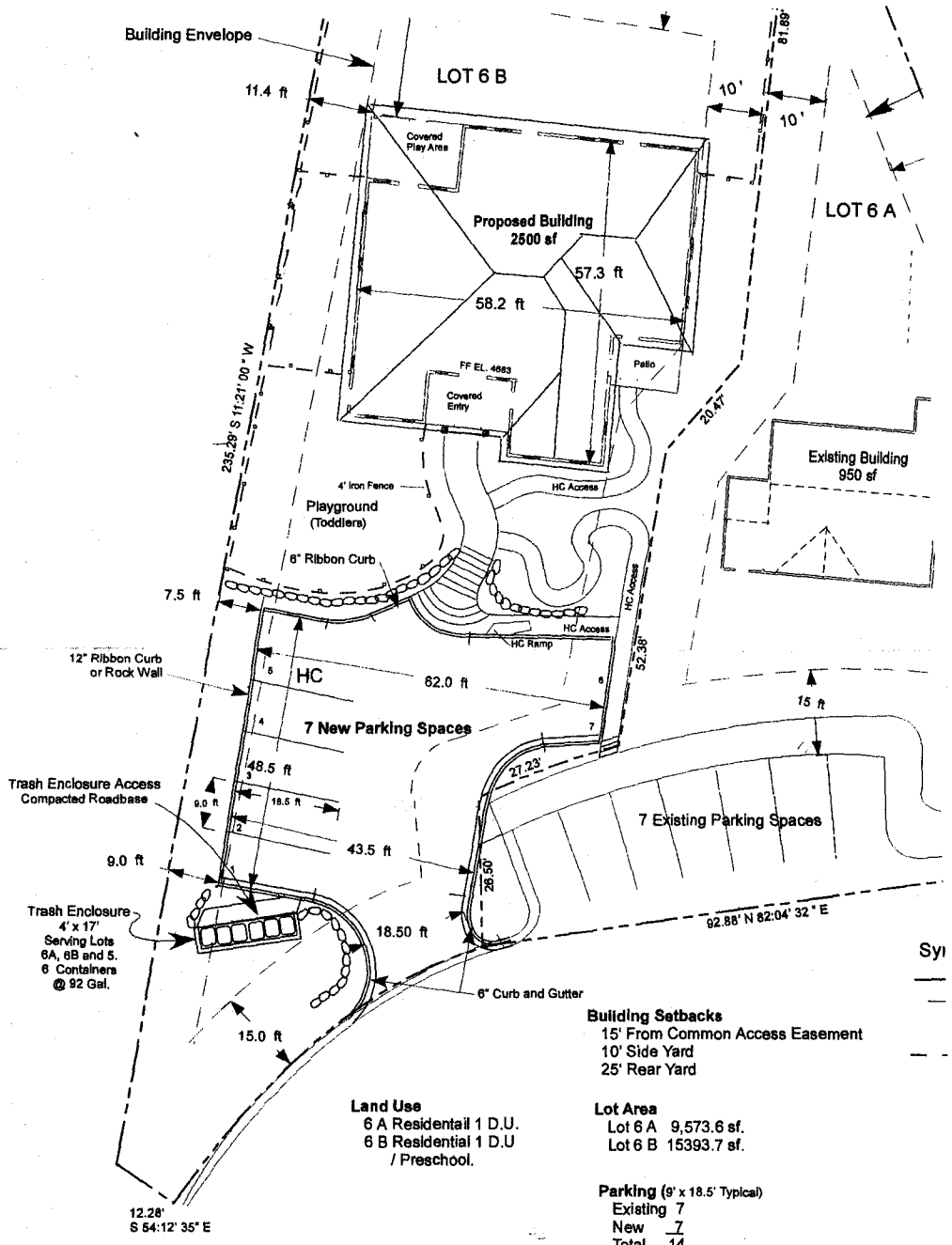
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature Ed Del Duca Angelina Burnett Date July 10 02

Community Development's Approval C. Joyce Johnson per Bill Decker Date 7/17/02

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)



Building Setbacks
 15' From Common Access Easement
 10' Side Yard
 25' Rear Yard

Land Use
 6 A Residential 1 D.U.
 6 B Residential 1 D.U
 / Preschool.

Lot Area
 Lot 6 A 9,573.6 sf.
 Lot 6 B 15393.7 sf.

Parking (9' x 18.5' Typical)
 Existing 7
 New 7
 Total 14

Note See Staking Plan for horizontal controls
 See Grading Plan for Proposed Grades

Approved _____ City of Grand Junction Date _____

<h1>SITE PLAN</h1>	<p>Meadowlark Gardens Development Development of Lot 6 B Site Location: 2261 1/2 Broadway Grand Junction, CO 81503</p>
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