

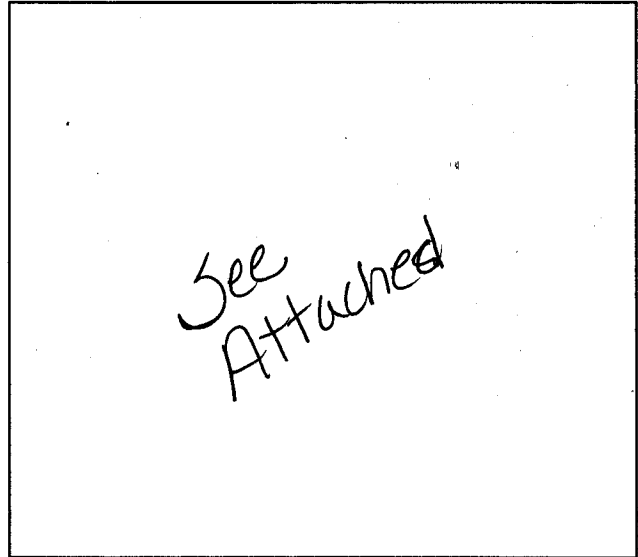


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

Monridge Falls
PLOT PLAN

PROPERTY ADDRESS 2521 Falls View Circle
TAX SCHEDULE NO 2945-032-56-008
PROPERTY OWNER Dennis Teeters
OWNER'S PHONE 245-4745
OWNER'S ADDRESS
CONTRACTOR Taylor Fence
CONTRACTOR'S PHONE 241-1473
CONTRACTOR'S ADDRESS 832 21 1/2 Road
FENCE MATERIAL Cedar
FENCE HEIGHT 6'



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
SPECIAL CONDITIONS

SETBACKS: Front 20' from property line (PL) or
from center of ROW, whichever is greater.
Side 10' from PL Rear 20' 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 Donna Mathieu
Community Development's Approval Clay Gibson
City Engineer's Approval (if required)

Date 3-19-02
Date 3/20/02
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)

WORK ORDER

TAYLOR FENCE COMPANY

TO Dennis Teeters
2521 Falls View Circle
GT CO 81505

DATE 3-18 20 02 **W 5720**

PHONE 245-4745

CUSTOMER'S ORDER NO. 260-0063

TERMS off 25 1/2 Rd

SALESMAN Jerry D

QUANTITY	DESCRIPTION	PRICE
2	4x4x8 Cedar post	
2	2 7/8 x 9.5540 pipe post	
1	12' x 6' out swing DD gate	Locket #
6	2 7/8 metal to wood Ends	
2	2 x 4 x 8 Cedar Nails	
4	2 7/8 out swing Hinges	
Set the post nail the 2x4 and hang the gate NO pickets		

