



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2673 1/2 B 1/2 Rd
 TAX SCHEDULE NO 2945-264-00-053
 PROPERTY OWNER Ken + Sandra STATION
 OWNER'S PHONE (970) 241-5725
 OWNER'S ADDRESS 235 LINDEN AVE.
 CONTRACTOR NTCH-COLO, INC.
 CONTRACTOR'S PHONE (970) 234-7600
 CONTRACTOR'S ADDRESS 1600 LITE AVE. STE 10
 FENCE MATERIAL CHAIN LINK
 FENCE HEIGHT 6'

Per Approved SITE PLAN

* file # ANX-2002-028

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-2 SETBACKS: Front N/A at Leased compound
 SPECIAL CONDITIONS Per CUP from center of ROW, whichever is greater.
Approval 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 Ken + Sandra for NTCH Corp Inc Date 4.23.02
 Community Development's Approval Gonnie Edwards Date 4/25/02
 City Engineer's Approval (if required) David Donahue by PSE Date 4/29/02

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)