

FEE \$10.00

PERMIT #

11784



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

AC

PLOT PLAN

PROPERTY ADDRESS 2704 Marsh Lane
 TAX SCHEDULE NO 2701-362-43-001
 PROPERTY OWNER Northwest Plateau Developmt.
 OWNER'S PHONE 248-5457
 OWNER'S ADDRESS 667 24 1/2 Rd G.J.
 CONTRACTOR SRH Const
 CONTRACTOR'S PHONE 248-5457
 CONTRACTOR'S ADDRESS 667 24 1/2 Rd G.J.
 FENCE MATERIAL Vinyl OR Stucco
 FENCE HEIGHT 6'

Attached

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' from property line (PL) or _____ from center of ROW, whichever is greater.
 Side 207' from PL Rear 25' 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 [Signature]
 Community Development's Approval Gayleen Henderson
 City Engineer's Approval (if required) [Signature]

Date 4-29-02
 Date 5-1-02
 Date 5/1/02

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

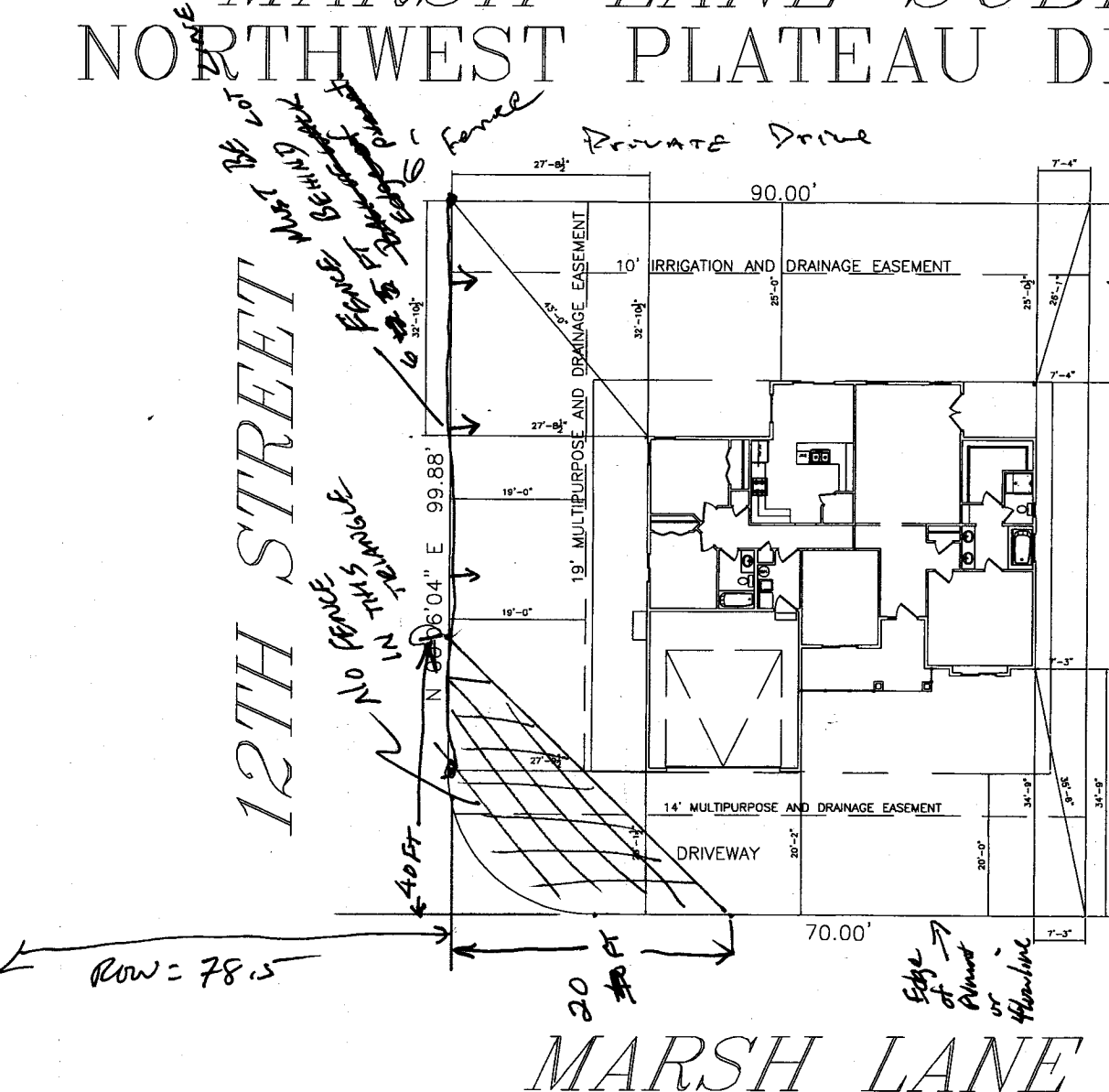
(White: Planning)

(Yellow: Customer)

(Pink: Code Enforcement)

MARSH LANE SUBDIVISION NORTHWEST PLATEAU DEVELOPMENT

12TH STREET



LOT 1
8914 SQ.FT.
0.21 ACRES

MINIMUM FLOOR/SLAB
ELEVATION = 4763.5'

1760 SF HOUSE PLAN

Auto DRAFT

COMPUTER AIDED DRAFTING

GRAND JUNCTION, CO

(970) 241-6782