

FEE \$10.00

PERMIT # 11749



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

AC

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2826 B.4

TAX SCHEDULE NO. 2943-303-63-002

PROPERTY OWNER Pinnacle Homes Inc.

OWNER'S PHONE 241-6646

OWNER'S ADDRESS 518 28 Rd. Ste A107
GJ CO 81501

CONTRACTOR Pinnacle Homes Inc.

CONTRACTOR'S PHONE same

CONTRACTOR'S ADDRESS same

FENCE MATERIAL Vinyl

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).

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-5 SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater.

SPECIAL CONDITIONS FENCE ALONG Side _____ from PL Rear _____ from PL

ALUMINUM MUST BE SET BACK 5' FROM SIDEWALK

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 5-5-5B 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 Labig Date 5/8/02

Community Development's Approval Bill Nuth Date 5.14.02

City Engineer's Approval (if required) X [Signature] Date 5-14-02

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code), (White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

75'

↓ 5' Irrigation Easement

NOTE: THIS FENCE MUST BE
SETBACK 5' FROM SIDEWALK.

6' High Vinyl

APPROVED FOR CONSTRUCTION

Bill N. M. 5.14.02
Community Development Department Date

49' Fence

87.36'

15' Fence

15'

59.4'

2826 B.4 Rd.

2943-303-63-002

Driveway

62' Fence

4' Gate

E E1'

100.89'

B.4 Rd

Ariling form