

FEE \$10.00

Palw (App.)

PERMIT # 11951



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

MSP-2002-093

THIS SECTION TO BE COMPLETED BY APPLICANT

ac

PLOT PLAN

PROPERTY ADDRESS 2830 I-70 B. Loop
 TAX SCHEDULE NO 2943-182-00-048
 PROPERTY OWNER Meadow Cold Dairy
 OWNER'S PHONE 970-243-0643
 OWNER'S ADDRESS Same
 CONTRACTOR Ward Landscaping
 CONTRACTOR'S PHONE _____
 CONTRACTOR'S ADDRESS Pedee
 FENCE MATERIAL Split Rail
 FENCE HEIGHT 3 1/2



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 I-1
 SPECIAL CONDITIONS _____

SETBACKS: Front _____ from property line (PL) or
 _____ from center of ROW, whichever is greater.
 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 Chuck Thompson
 Community Development's Approval Santa J. Castello
 City Engineer's Approval (if required) _____

Date 8-3-02
 Date 8-2-02
 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)

May 22nd

Not To Scale

#1 = 34,000

#2 = 72,150

#3 = 5,550

111,700 #

373 shrubs
45 trees

390

2 trees - evergreens
12 shrubs - juniper/
boxwood or
similar.
compling shrubs

landscape here

Revised landscaping #'s
per new info. provided by owner
ACCEPTED SLIC 5/22/02
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

SLIC 8/10/02
Fence

