

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2834 B 4/10 Rd G.S. Co. 81502

TAX SCHEDULE NO 2943-303-63-006

PROPERTY OWNER Rick + Sharon ARELLANO

OWNER'S PHONE (970) 245-7384

OWNER'S ADDRESS 2834 B 4/10 Rd.

CONTRACTOR N/A

CONTRACTOR'S PHONE

CONTRACTOR'S ADDRESS

FENCE MATERIAL 6' Cedar

FENCE HEIGHT 6'

SEE ATTACHED DRAWING

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 RME-5

SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater.

SPECIAL CONDITIONS

Side 5' 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]

Date 10/2/02

Community Development's Approval [Signature]

Date 10-02-02

City Engineer's Approval (if required)

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)

Existing 6' cedar Pri. fence

70'

10 x 20
9' HT at peak
Shed
(Proposed)

APPROX.
4' ACCESS Flexible
5' Back Yard

ice. water outlet

Approx.
4' ACCESS

8' Fence post 2' buried + concrete

10-02-02

ACCEPTED *Pat Bushman*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

Proposed 6' Pri Fence Cedar (64')

Proposed 6' Cedar Pri Fence (76')

2834 B 4/10 Rd.

X
X
X
X
RV Parking

GARAGE

FRONT PORCH

Gate
Gas + elect.
Meters

Gate +

FRONT YARD

DRIVEWAY

STREET

Property Line

Property Line

21'

36'