

FEE \$10.00

PERMIT #

12096

FENCE PERMIT

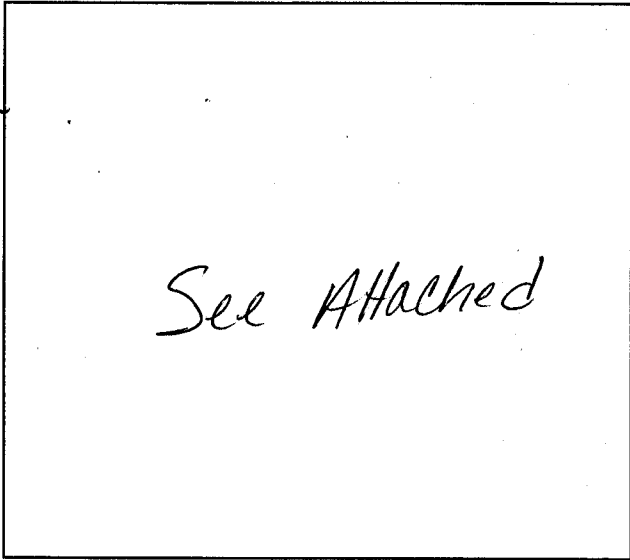
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 3165 O ROAD
 TAX SCHEDULE NO 2943-221-00-092
 PROPERTY OWNER PIPE TRADES EDUCATIONAL CENTER
 OWNER'S PHONE 245-2012
 OWNER'S ADDRESS 3165 O ROAD
 CONTRACTOR HEMMI FENCING
 CONTRACTOR'S PHONE 523-0955
 CONTRACTOR'S ADDRESS 229 1/2 ELBERTA DRIVE
 FENCE MATERIAL VINYL SOLID FENCE
 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). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2 SETBACKS: Front _____ from property line (PL) or
 SPECIAL CONDITIONS _____ from center of ROW, whichever is greater.
 Side _____ from PL Rear _____ from PL

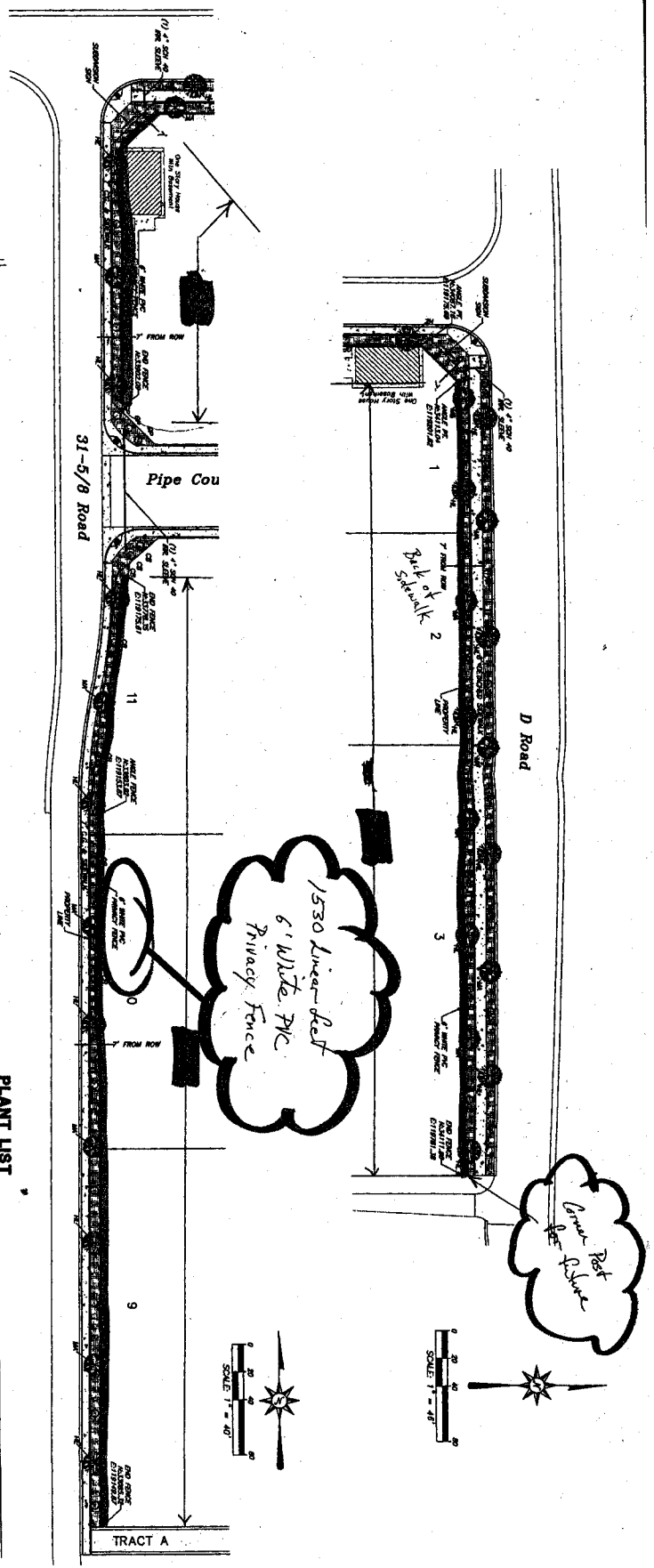
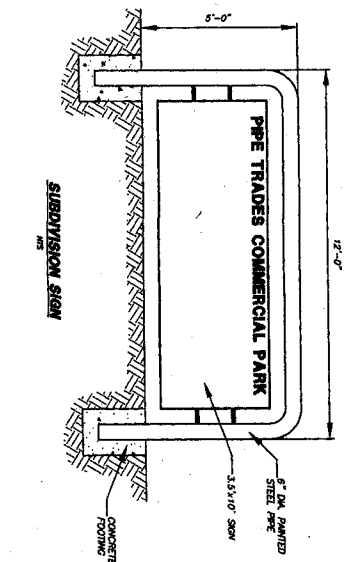
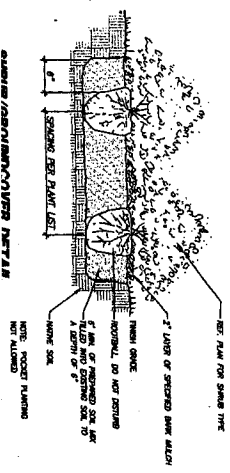
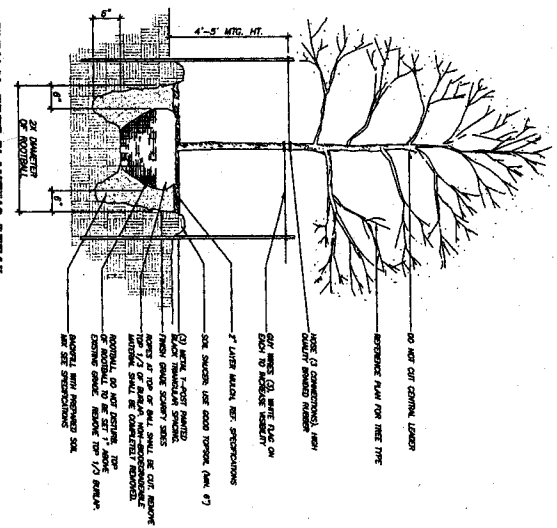
Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corner lot that extends past the rear of the house along the side yard or abuts an alley requires approval from the City Engineer (Section 4.1.J of the Grand Junction Zoning 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 [Signature] Date 10-17-2002
 Community Development's Approval [Signature] Date 10-17-02
 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)



PLANT LIST

PLANTING NUMBER	PLANTING NAME	QUANTITY	SIZE
1	HERTZOGI	15	2"
2	WINDMILL'S YEW	12	2"
3	PRIVACY BUSH	19	5 GAL.
4	ROCK WILLOW		

GENERAL PLANTING NOTES
 1. PLANTS THAT DIE OR ARE UNHEALTHY WILL BE REPLACED.
 2. ALL UNDERGROUND, PRESSURIZED IRRIGATION SYSTEM SHALL BE PROVIDED BY ALL SUBSCRIBED PARCELS.

DATE: 07/26/01
 DRAWN: CJM
 CHECKED: CHD

<p>LANdesign ENGINEERS • SURVEYORS • PLANNERS 244 NORTH 7TH STREET GRAND JUNCTION, COLORADO 81501 (970) 245-4099</p>	PIPE TRADES COMMERCIAL PARK	LANDSCAPE PLAN	DATE: 07/26/01	DRAWN: CJM	CHK'D: CHD								
	PROJECT NO.: 201073 FILE NAME: 201073-LANDSCAPE			<table border="1" style="width: 100%;"> <thead> <tr> <th>DATE:</th> <th>NO:</th> <th>REVISION:</th> <th>BY:</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			DATE:	NO:	REVISION:	BY:			
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