

FEE \$10.00



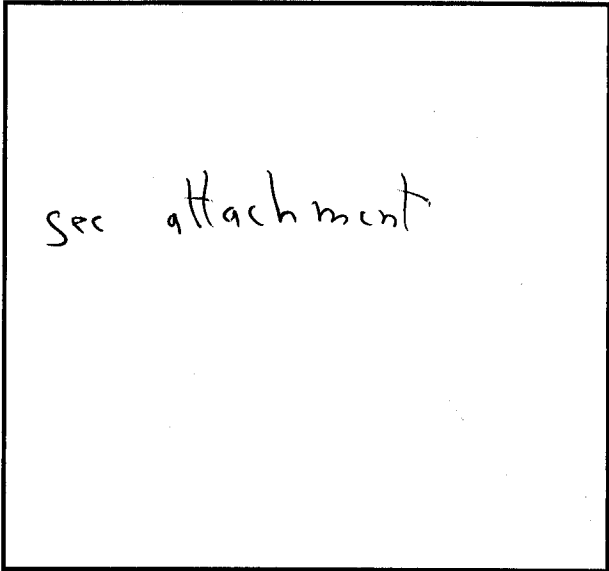
# FENCE PERMIT <sup>2</sup>

## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 1935 N. 5 TH St.  
 TAX SCHEDULE NO 2945-112-08-013  
 PROPERTY OWNER David and Debbie Bailey  
 OWNER'S PHONE 241-7693  
 OWNER'S ADDRESS 1935 N. 5 TH St  
 CONTRACTOR Taylor Fence  
 CONTRACTOR'S PHONE 241-1473  
 CONTRACTOR'S ADDRESS 832 21 1/2 Rd  
 FENCE MATERIAL Vinyl weave 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 RMF-5  
 SPECIAL CONDITIONS \_\_\_\_\_  
 \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater.  
 Side 0' from PL Rear 0' 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 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 [Signature]  
 Community Development's Approval [Signature]  
 City Engineer's Approval (if required) NA

Date May 7, 2003  
 Date May 7, 2003  
 Date \_\_\_\_\_

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

EXISTING FENCE



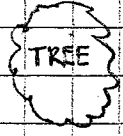
PUBLIC SERVICE Easement

64.5

NEW vinyl fence FENCE

GARAGE

Adjacent property all CONCRETE to fence line



GATE

20.2'



20.0'

4.6'

Deck

30.7'

Bedroom

Family Room

Utility / Mech Room

11 1/2'

FENCE

Clist

3/4 Bath

NEW CONCRETE

13'

Bedroom

Full Bath

Kitchen

Lann

38.7'

Clist

Clist

Clist Clist

32.1'

Bedroom

Living Room

Dining Room

14'6"

CONCRETE

3.1'

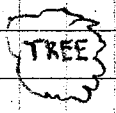
15.0'

43'

35.7'

EXISTING DRIVE (REPLACE)

PLANTER



CONCRETE

SIDEWALK

5TH ST

de  
cu  
9/7/03