

FEES \$10.00

PERMIT # 12274



# FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

*C*

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2021 N 12<sup>TH</sup> ST

TAX SCHEDULE NO 2945-111-00-971

PROPERTY OWNER COMMUNITY HOSPITAL

OWNER'S PHONE 270-6248

OWNER'S ADDRESS SAME

CONTRACTOR Community Hospital / Tusse II

CONTRACTOR'S PHONE 256-6221

CONTRACTOR'S ADDRESS 2021 W 12<sup>TH</sup> ST.

FENCE MATERIAL CONCRETE BLOCK & STONE

FENCE HEIGHT 6'-2" TO 9'-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 PD SETBACKS: Front 10' at from property line (PL) or

SPECIAL CONDITIONS MSP-2002-156 10' from center of ROW, whichever is greater.

Side 10' from PL Rear 10' 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 3/31/03

Community Development's Approval Ronnie Edwards APA Date 4/7/03

City Engineer's Approval (if required) N/A interior site location 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)

Slythe Design + Co.  
218 Road Avenue  
Grand Junction, CO 81501  
Ph: (970) 242-1868  
Fax: (970) 242-2280  
office@slythedesign.com

COMMUNITY HOSPITAL  
ENTRY LOBBY  
RENOVATIONS  
1801 & 2021 N 12TH ST  
GRAND JUNCTION  
COLORADO

FENCE PLOT PLAN

Date 3/25/03  
Scale 1"=40'-0"  
Drawn JMP  
Sheet PP

595'±

WALNUT AVENUE

NE COR NE4SE4SE4NE4  
SEC 11 T1S R1W

46'±

6'-2" FENCES

7'-6" FENCE

9'-6" FENCE

113'±

F. 500

12TH STREET

EXIST BLDG

PARCEL 2945-111-00-971  
2021 N 12TH STREET

LEGEND

- PROPERTY LINE (APPROX) - - - - -
- EASEMENT (APPROX) - - - - -
- SETBACKS (APPROX) - - - - -

