

FEE \$10.00



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 454 SEASONS DR

TAX SCHEDULE NO 2947-271-12-835

PROPERTY OWNER TONY SMALLER

OWNER'S PHONE 210-340-1116

OWNER'S ADDRESS 11919 PEPPERIDGE COVE
SAN ANTONIO, TEXAS

CONTRACTOR AMERICAN PROPERTIES, LLC

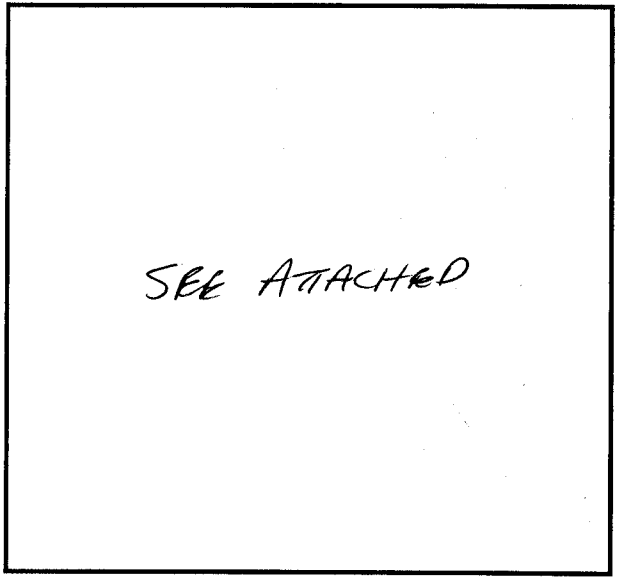
CONTRACTOR'S PHONE 858-1490

CONTRACTOR'S ADDRESS 2099 K Rd, PLOMETH

FENCE MATERIAL STUCCO OVER FRAME

FENCE HEIGHT 6' MAX

PLOT PLAN



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

SPECIAL CONDITIONS _____

SETBACKS: Front 15' from property line (PL) or _____ from center of ROW, whichever is greater.

Side 10' 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 Gregory Duff

Community Development's Approval C. Faye Johnson

City Engineer's Approval (if required) _____

Date 5/14/03

Date 5/14/03

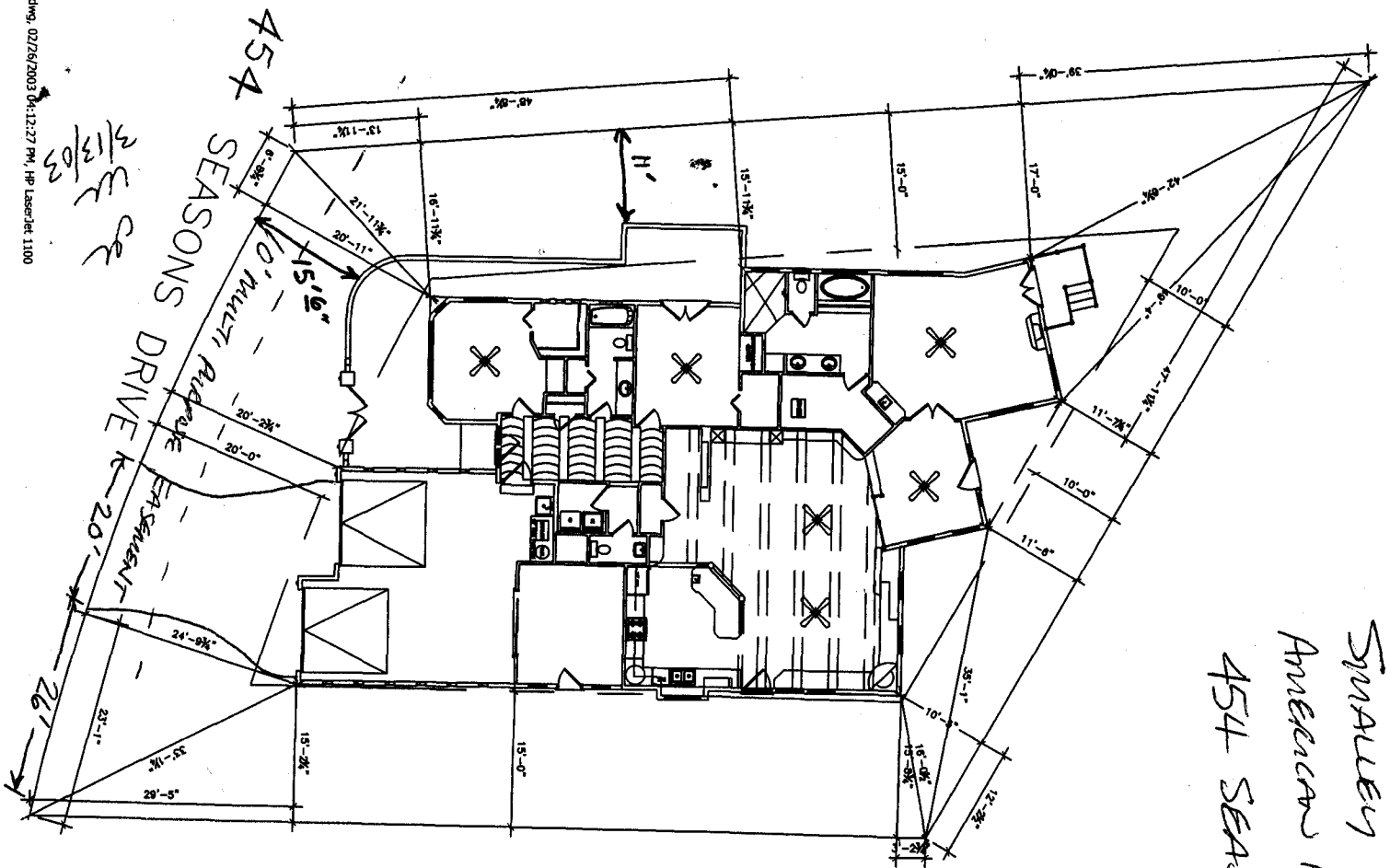
Date _____

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

CHECK FOR 2-4 WALLS AND 5-1/2" FOR 2-6 WALLS
RENDER BY AUTOCAD. SEE SEPARATE DRAWINGS BY OTHERS

241-0182

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SMALLEY RES.
 AMERICAN PROPERTIES, LLC
 454 SEASONS DRIVE

ACCEPTED
 DEPT. OF THE CITY PLANNING
 RESPONSIBILITY TO PROPERLY
 AND PROPERTY LINES

Handwritten signature
 8/18/03

2030159