

FEE \$10.00

PERMIT # 12472



FENCE PERMIT @
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 2825 B 1/2 Rd
PROPERTY TAX NO: 2943-303-00-269 (parent parcel)
SUBDIVISION: Durango Acres
PROPERTY OWNER: Jerry Slauch
OWNER'S PHONE: 243-7696
OWNER'S ADDRESS:
CONTRACTOR NAME: Taylor Fence
CONTRACTOR'S PHONE: 241-1473
CONTRACTOR'S ADDRESS: 832 2 1/2 Rd
FENCE MATERIAL & HEIGHT: 6' Tall Pvs Solid
PLOT PLAN
See the 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 RSF-4
SPECIAL CONDITIONS 6' perimeter fence. okay per Lovi B.
SETBACKS: Front _____ from property line (PL) or _____ 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.

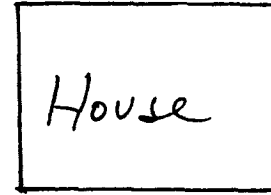
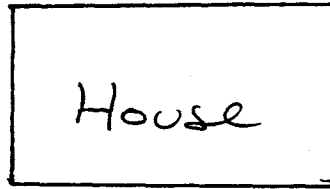
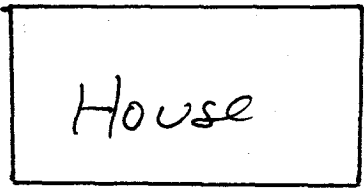
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature [Signature] Date 8-19-03
Community Development's Approval [Signature] Date 8/21/03
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)

Duvango Acres Sub

Dead End



111'



New Fence Line

Back of Fence to Houses

470'

6' white pvc Fence

23'

N



Back of Ditch to Fence

Water Runoff Pond + Irrigation

58'

edge of Rd to start of fence

28 Rd

edge of Rd

Drainage Ditch

B 1/2 Rd

