

Q

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 3003 Grand Meadow Ave.

TAX SCHEDULE NO 2943-162-03-001

PROPERTY OWNER Robert Graham

OWNER'S PHONE 970-434-7236

OWNER'S ADDRESS 3003 Grand Meadow Ave.

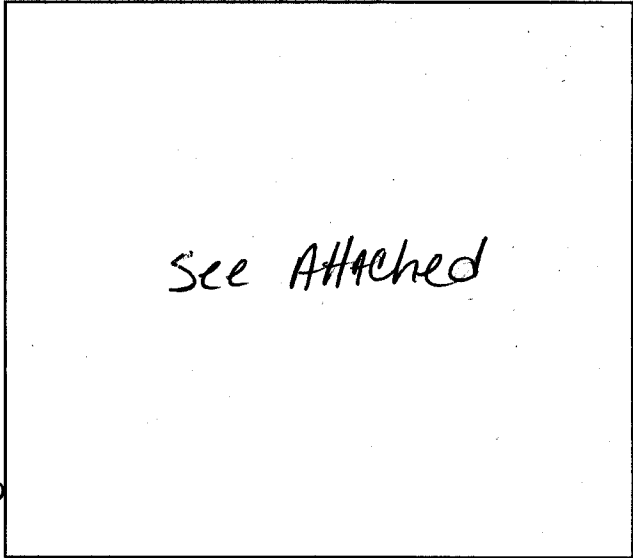
CONTRACTOR Self

CONTRACTOR'S PHONE 434-7236

CONTRACTOR'S ADDRESS 3003 Grand Meadow

FENCE MATERIAL Cedar with lattice top

FENCE HEIGHT 6 ft.



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

SETBACKS: Front 20' from property line (PL) or

SPECIAL CONDITIONS Fence needs to be 5' from sidewalk

from center of ROW, whichever is greater.

Side 5' 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 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 Robert L. Graham

Date 2/20/03

Community Development's Approval Mistie Wagon

Date 2/24/03

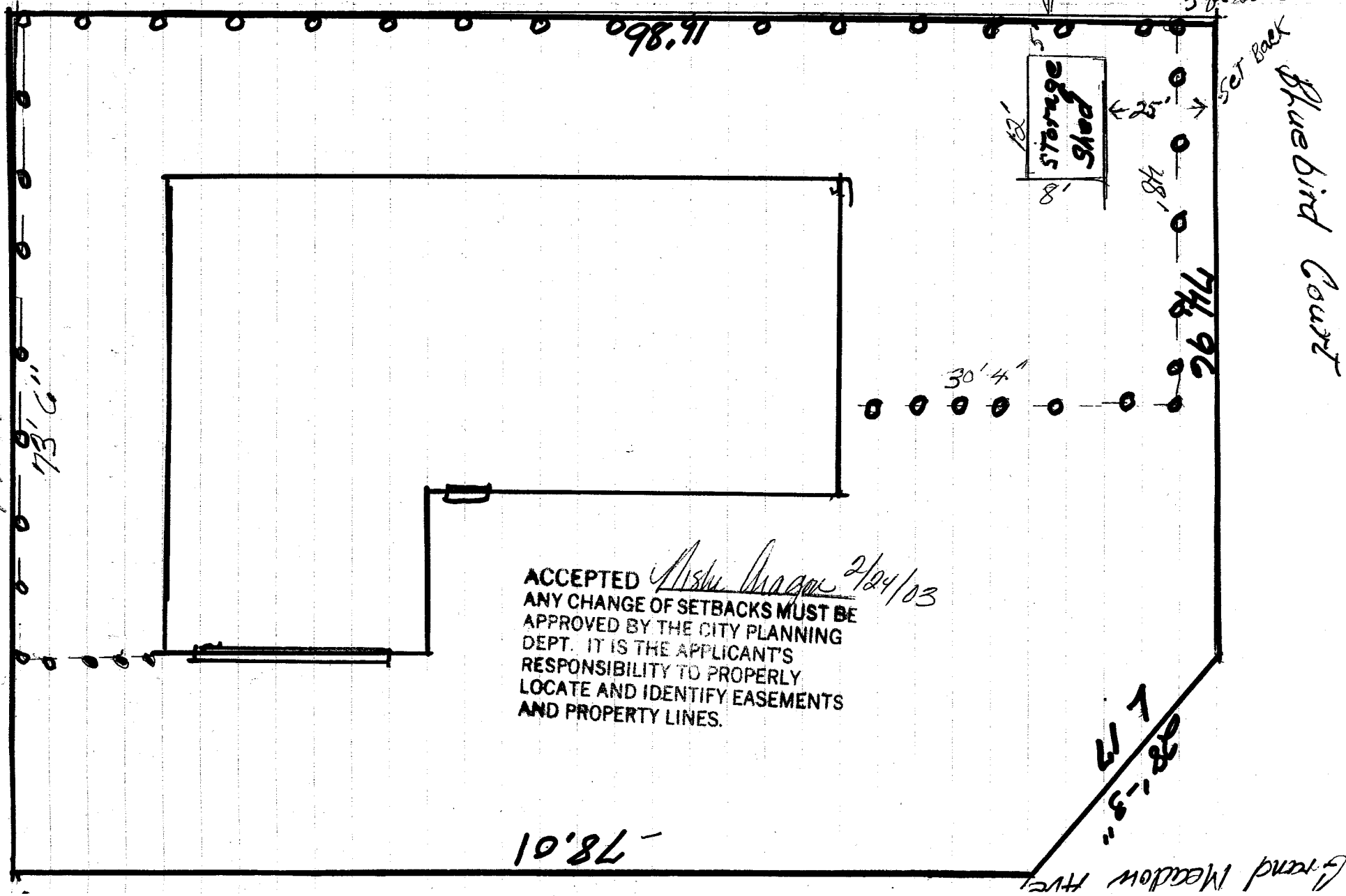
City Engineer's Approval (if required) Lana C. Lundberg

Date 2/24/03

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)

Filing #1
Lot 1
Block 1

Grand Meadows



ACCEPTED *Ashu M...* 2/24/03
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Grand Meadow Ave