

FEE \$10.00

PERMIT # 13351



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: <u>246 Animas Ct</u>	PLOT PLAN
PROPERTY TAX NO: <u>294330374005</u> 970 242-0552	
SUBDIVISION: <u>Durango Acres</u>	
PROPERTY OWNER: <u>Benjamin Copley</u>	
OWNER'S PHONE: <u>970 242-0552</u>	
OWNER'S ADDRESS: <u>246 Animas Ct</u>	
CONTRACTOR NAME: <u>Picture Perfect Landscapes</u>	
CONTRACTOR'S PHONE: <u>970 ²⁶³ 4665</u>	
CONTRACTOR'S ADDRESS: <u>3308 Milltailings Whiteaker</u>	
FENCE MATERIAL & HEIGHT: <u>Cedar 6' & 3' retaining wall</u>	

See Attached

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 SETBACKS: Front 20' from property line (PL) or
 SPECIAL CONDITIONS _____ 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 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 Carolee Becke

Community Development's Approval Nishi Aragon

City Engineer's Approval (if required) _____

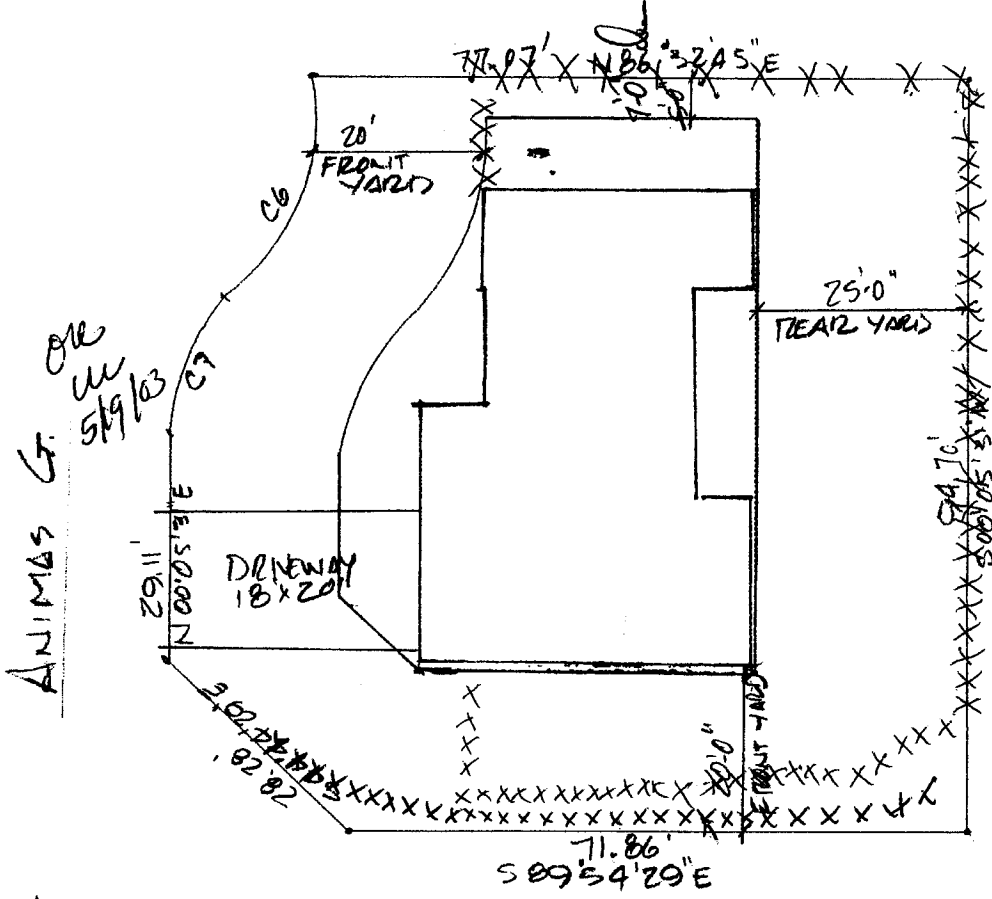
Date Sept 28, 04

Date 9-28-04

Date _____

ACCEPTED *Yasha Wagner 5/27/05*
 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.

246 ANIMAS COURT
 LOT 5, Block 1, FILING 1
 DURANGO ACRES
 20A3-303-74-005



ANIMAS CT.
 5/19/03
 11.92
 11.92

ACQUIN AVE.

X - 3' remaining wall
 X - 6' cedar fence

MOGENSEN & ASSOCIATES
 2475 PLEASANT TRAIL CT.
 GRAND JUNCTION, CO. 81506
 241-7067