

FEE \$10.00

PERMIT # 12905



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 417 N. 7TH ST.
PROPERTY TAX NO: 2945-141-37-003
SUBDIVISION:
PROPERTY OWNER: Thomas F. Watson II and Melinda K. Watson
OWNER'S PHONE: 970-263-0208, cell m. 640-2561
OWNER'S ADDRESS: 417 N. 7TH ST.
CONTRACTOR NAME: N/A
CONTRACTOR'S PHONE: N/A
CONTRACTOR'S ADDRESS: N/A
FENCE MATERIAL & HEIGHT: ORNAMENTAL STEEL 6'

PLOT PLAN

Please See attached 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 Finales will be @
8' intervals no higher than 1' above fence except at the gates which will be 4' apart.
SETBACKS: Front 20' from property line (PL) or
Side 0' from PL Rear 0' from PL

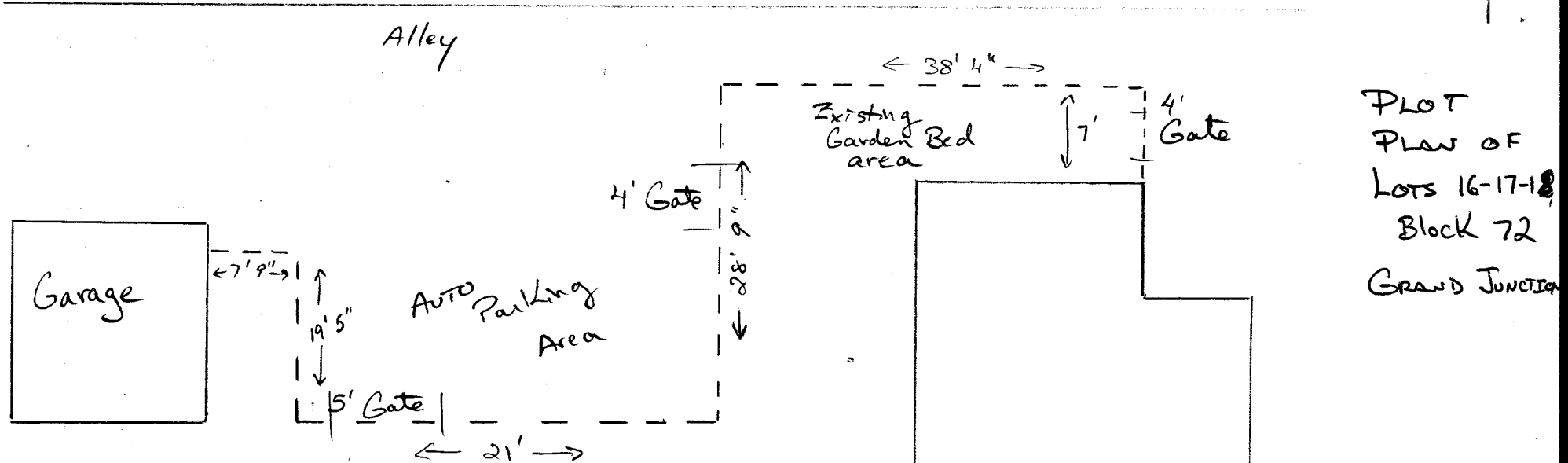
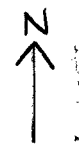
Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corner lot that extends past the rear of the house along the side yard or abuts an alley requires approval from the City Engineer (Section 4.1.J of the Grand Junction Zoning 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 Thomas F. Watson II Date Aug 3 2004
Community Development's Approval C. Faye Hall Date 8/5/04
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)



NOTES:

- ① Dashed lines indicate proposed fence
- ② We request finials be allowed on fence posts although some sections of fence will need to be less than 8' in length in order to accommodate uneven dimensions.
- ③ Fenceposts will be no taller than 6', not including finials
- ④ Gates are indicated in their approximate position
- ⑤ Both sections of fence located on the North and South ends of the property are inside existing property lines and/or alley way.

Property Line