

FEE \$10.00

PERMIT # 13189



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 450 1/2 BISMARCK ST.
PROPERTY TAX NO: 2943-161-98-002
SUBDIVISION: DAKOTA WEST
PROPERTY OWNER: G+R WEST LLC
OWNER'S PHONE: 255-8164
OWNER'S ADDRESS: 474 BISMARCK ST
CONTRACTOR NAME: Rob Cantrell
CONTRACTOR'S PHONE: 216-9588
CONTRACTOR'S ADDRESS: Same.
FENCE MATERIAL & HEIGHT: 4" VINYL SPLIT RAIL & 6' PRIVACY
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.

PLOT PLAN

SEE ATTACHED

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-5
SPECIAL CONDITIONS fence across sidewalk needs to be removed.
SETBACKS: Front from property line (PL) or from center of ROW, whichever is greater.
Side from PL Rear from PL

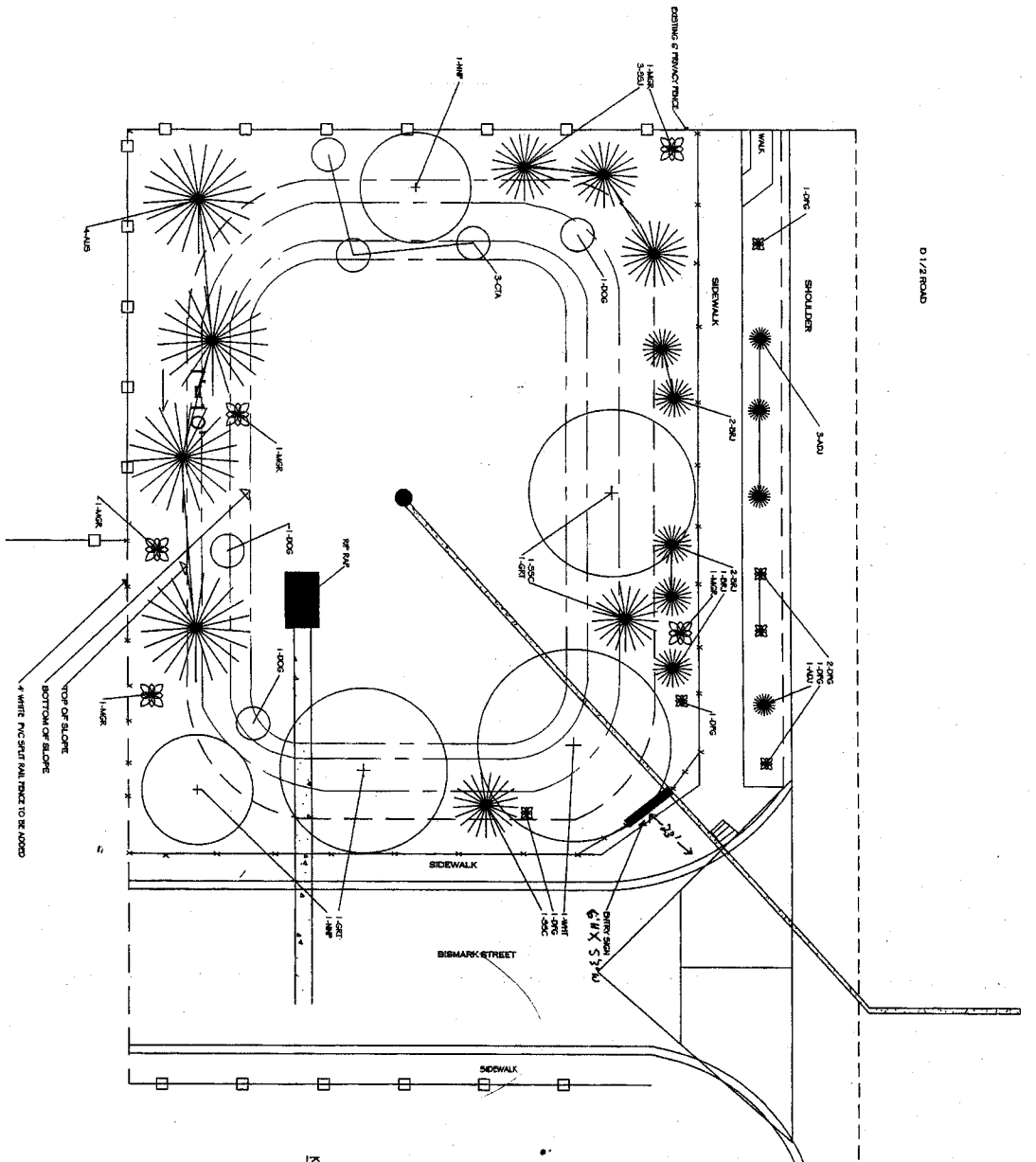
Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corner lot that extends past the rear of the house along the side yard or abuts an alley requires approval from the City Engineer (Section 4.1.J of the Grand Junction Zoning 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 7-19-04
Community Development's Approval [Signature] Date July 19, 2004
City Engineer's Approval (if required) Date

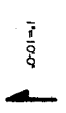
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)



D 1/2 ROAD

**PLANT LIST**

KEY	NAME	MATURE HEIGHT	NUMBER	MINIMUM PURCHASE SIZE
1	SHRUBS:			
1	NUCULAR LAMIER	16'	4	4-6"
2	DUKE BLUE LAMIER	16'	3	5-6"
3	DOGWOOD	6'	3	5-6"
4	DOGWOOD	6'	3	5-6"
5	DOGWOOD	6'	3	5-6"
6	DOGWOOD	6'	3	5-6"
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100	DOGWOOD	6'	3	5-6"



- KEY:**
- Sidewalk Ramp
  - Drive for driveway road
  - Sign Ball Fence
  - Cedar Privacy Fence

Scale 1" = 10'  
 1/2" = 5 FT 3"

- NOTES:**
1. All trees and shrubs are to be planted in the center of the sidewalk or driveway.
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  10. All trees and shrubs are to be planted in the center of the sidewalk or driveway.

APPROVED FOR CONSTRUCTION  
  
 CAROLYNNE GRIFFIN

**POSIES**  
 CAROLYNNE GRIFFIN

LANDSCAPE & PLANTING PLAN  
**DAKOTA WEST**

JOB NO.	D-WEST-2004	DWS BY: CSG	
REV.	DATE	CHK BY: CSG	
2	5/12/2004		
SHEET	SCALE: 1" = 10'		
1			