



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 451 1/2 Larry's Meadow Dr.	PLOT PLAN See Attached
PROPERTY TAX NO: 2943-152-94-002	
SUBDIVISION: Summit Meadows West	
PROPERTY OWNER: Bill Austin	
OWNER'S PHONE: 523-4201	
OWNER'S ADDRESS: 451 1/2 Larry's Meadow Dr.	
CONTRACTOR NAME: Zeck & Assoc	
CONTRACTOR'S PHONE:	
CONTRACTOR'S ADDRESS:	
FENCE MATERIAL & HEIGHT: Cedar 6'	

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 _____ 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 [Signature] Date _____
 Community Development's Approval [Signature] Date 12/29/04
 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)

61.03'

10' Irrigation & Drainage Easement

25' Setback

49'-9"±6'

5'-0"

5' Setback
121.93'

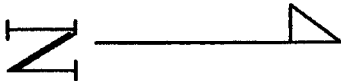
Silverton

DRIVEWAY

14' Multi-Purpose Easement

61.25'

du
w
4/7/04



4/12/04

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

87.13'

40'-9 1/2"

40'-0"±

8'-0"

16'-0"±
25'-1"

25'-2"

DATE	4/7/04	DRAWN BY		SCALE		PROJECT	451 1/2 Larry's Meadow Dr		
					Summit Meadows West				
DATE		DRAWN BY		SCALE		PROJECT		DESCRIPTION	
Zeck & Associates, LLC P.O. Box 560 Fruita, CO 81521-0560 (970) 868-0178			451 1/2 Larry's Meadow Dr Summit Meadows West Lot 2 Block 5						