

FEE \$10.00

PERMIT # 13336



FENCE PERMIT @  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS: 473 Larry's Meadow Dr.  
 PROPERTY TAX NO: 2943-152-94-015  
 SUBDIVISION: Summit Meadows West  
 PROPERTY OWNER: Andy & Krissy Strommenger  
 OWNER'S PHONE: 970-434-7016  
 OWNER'S ADDRESS: Same  
 CONTRACTOR NAME: ~~Andy~~ Strommenger  
 CONTRACTOR'S PHONE: Same  
 CONTRACTOR'S ADDRESS: Same  
 FENCE MATERIAL & HEIGHT: 6ft wooden

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 RMF-5 SETBACKS: Front \_\_\_\_\_ from property line (PL) or  
 SPECIAL CONDITIONS \_\_\_\_\_ 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 K. Strommenger  
 Community Development's Approval Dayleen Henderson  
 City Engineer's Approval (if required) \_\_\_\_\_

Date 9-20-04  
 Date 9-20-04  
 Date \_\_\_\_\_

67.42'

10' Irrigation & Drainage Easement

ACCEPTED *C. Law Hall*  
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.

40'-0"±6"

25' Setback

5'-0"

104.27'

5' Setback

14'-5"  
10' DOMESTIC WATER ESMT

108.64'

Marble Reversed

5'-0"

28'-8 1/2"

27'-8 1/4"

DRIVEWAY

14' Multi-Purpose Easement

20'±"

14'-5"  
26'-7 3/4"

30'-3 1/2"

26.70'

*ole*  
*6/22/04*

