

FEE \$10.00

PERMIT # 12944



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 474 1/2 Duffy Dr. GT
PROPERTY TAX NO: 2943-152-88-007
SUBDIVISION: Summit View Meadows
PROPERTY OWNER: Michael & Christina Duncan
OWNER'S PHONE: (970) 523-1113
OWNER'S ADDRESS: 474 1/2 Duffy Dr. GT
CONTRACTOR NAME: Zeck & Assoc.
CONTRACTOR'S PHONE:
CONTRACTOR'S ADDRESS:
FENCE MATERIAL & HEIGHT: white vinyl 6' tall

PLOT PLAN

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 Rm F-8
SPECIAL CONDITIONS See Site Plan
SETBACKS: Front 20' from property line (PL) or
Side 3' partial on D 3/4 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).

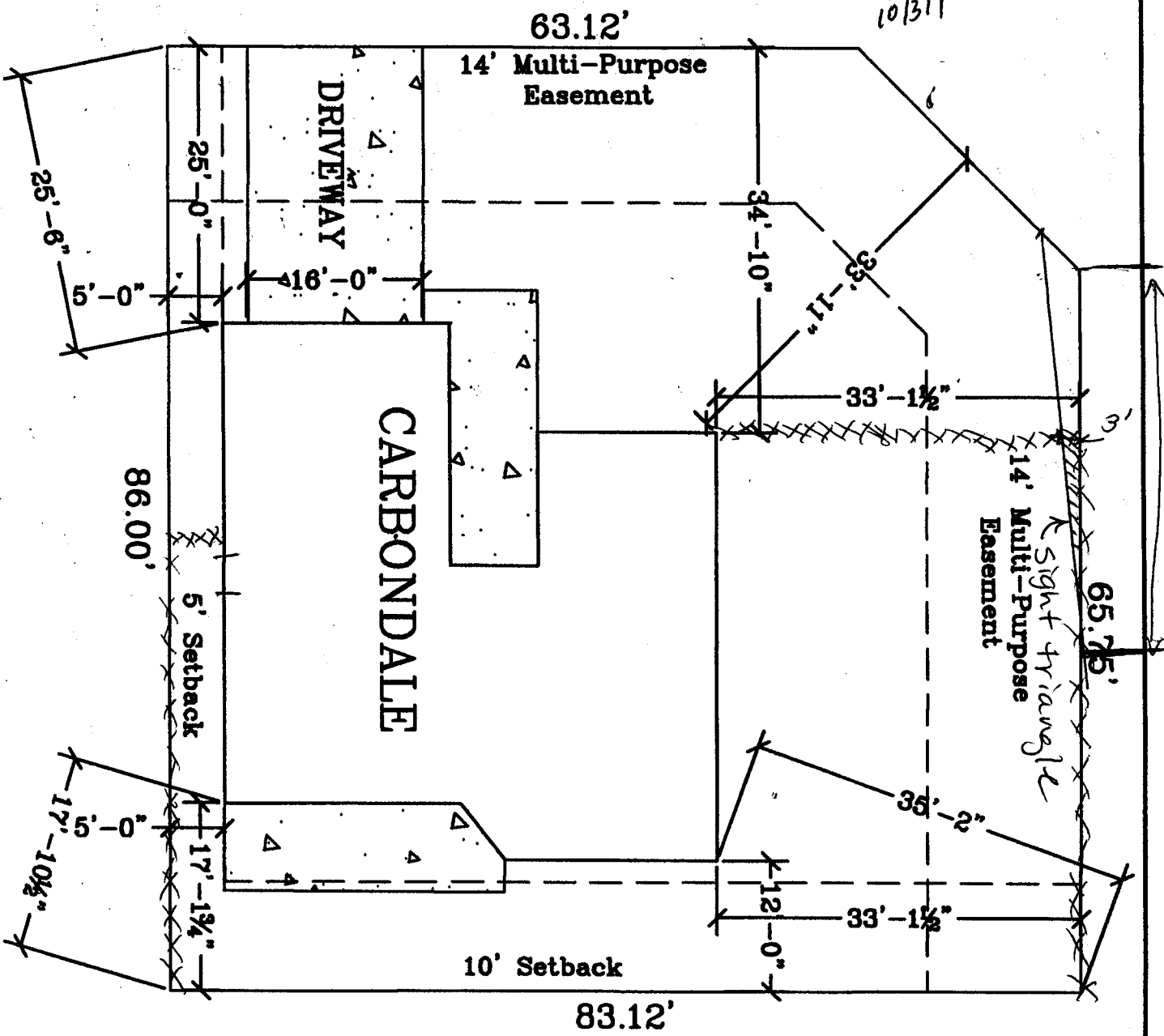
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 Christina Duncan Date 6-4-04
Community Development's Approval Santa J. Castello Date 6/7/04
City Engineer's Approval (if required) [Signature] Date 6-4-04

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)

*pu*  
*ur*  
10/31/03



36' can be on R



11-3-03  
~~ACCEPTED~~ *Gayle Henderson*  
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.

DATE	NO.	BY	REVISION	DATE	NO.	BY	REVISION
Zeck & Associates, LLC P.O. Box 550 Fruita, CO 81521-0550 (970) 858-0178				474 1/2 Duffy Drive Summit View Meadows Lot 7 Block 2			

# 474.5 Duffy Drive

