

FEE \$10.00

PERMIT # 12737

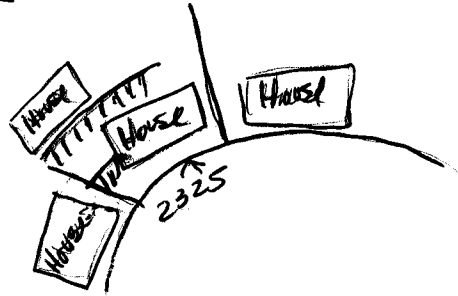


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 2325 EAGLE PT CT
PROPERTY TAX NO: 2945-083-20-003
SUBDIVISION: SOUTH RIM
PROPERTY OWNER: THOMAS W & MARLENE STEFL
OWNER'S PHONE: 970-241-4009
OWNER'S ADDRESS: 2325 EAGLE PT CT
CONTRACTOR NAME:
CONTRACTOR'S PHONE:
CONTRACTOR'S ADDRESS:
FENCE MATERIAL & HEIGHT: 1x6x6 Cedar

PLOT 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
SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS
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 Marlene Stefl Date 2-9-04
Community Development's Approval C. Jaye Hall Date 2/9/04
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)

December 7, 2003

South Rim Homeowners Association

Re: Proposed fence plan for 2325 Eagle Point Ct.

To whom it may concern:

We are requesting to install a 6-foot privacy fence along the south side of our property and a gate at the front of the property to connect to the neighbor's fence. The fence will be a solid 1" x 6" x 6 foot, dog eared, three-rail, vertical cedar fence, closely butted. The fence at the front of the property will be set back five feet from the face of the garage. The individual 1" x 6" vertical cedar fencing shall be applied on the public side of the rails. (Garage area only). All fencing shall be supported by 4" x 4" vertical wood posts set in concrete. We have attached a drawing to show where the proposed fence will be installed.

We have talked to our neighbor, Pete Hautzinger and he acknowledges his approval by his signature below.

Thank you,

Lincoln Steff

Tom & Lincoln Steff

Lincoln Steff

Pete Hautzinger 12/11/03

Pete Hautzinger

*Approved
12-22-03
South Rim
ACC*

*Jillie
Butcher*