

FEE \$10.00

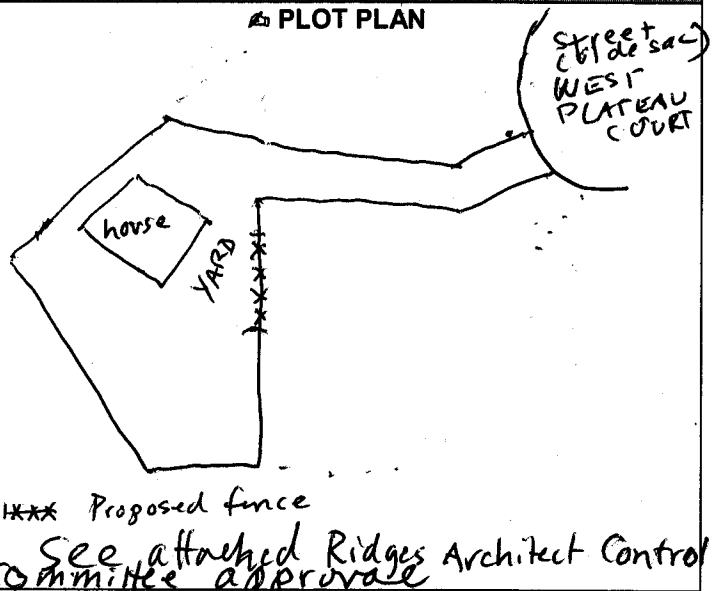
PERMIT # 12776



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 2387 W. PLATEAU CT
PROPERTY TAX NO: 2945-201-10-020
SUBDIVISION: RIDGES (Filing Three)
PROPERTY OWNER: ELAINE PILZ
OWNER'S PHONE: 970-257-7064
OWNER'S ADDRESS: 2387 W. PLATEAU CT
CONTRACTOR NAME: MARAMATHA FENCING
CONTRACTOR'S PHONE: 241-9303
CONTRACTOR'S ADDRESS: -
FENCE MATERIAL & HEIGHT: CEDAR PICKET 6'; steel posts



Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks front 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
SPECIAL CONDITIONS
SETBACKS: Front 20' from property line (PL) or 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).

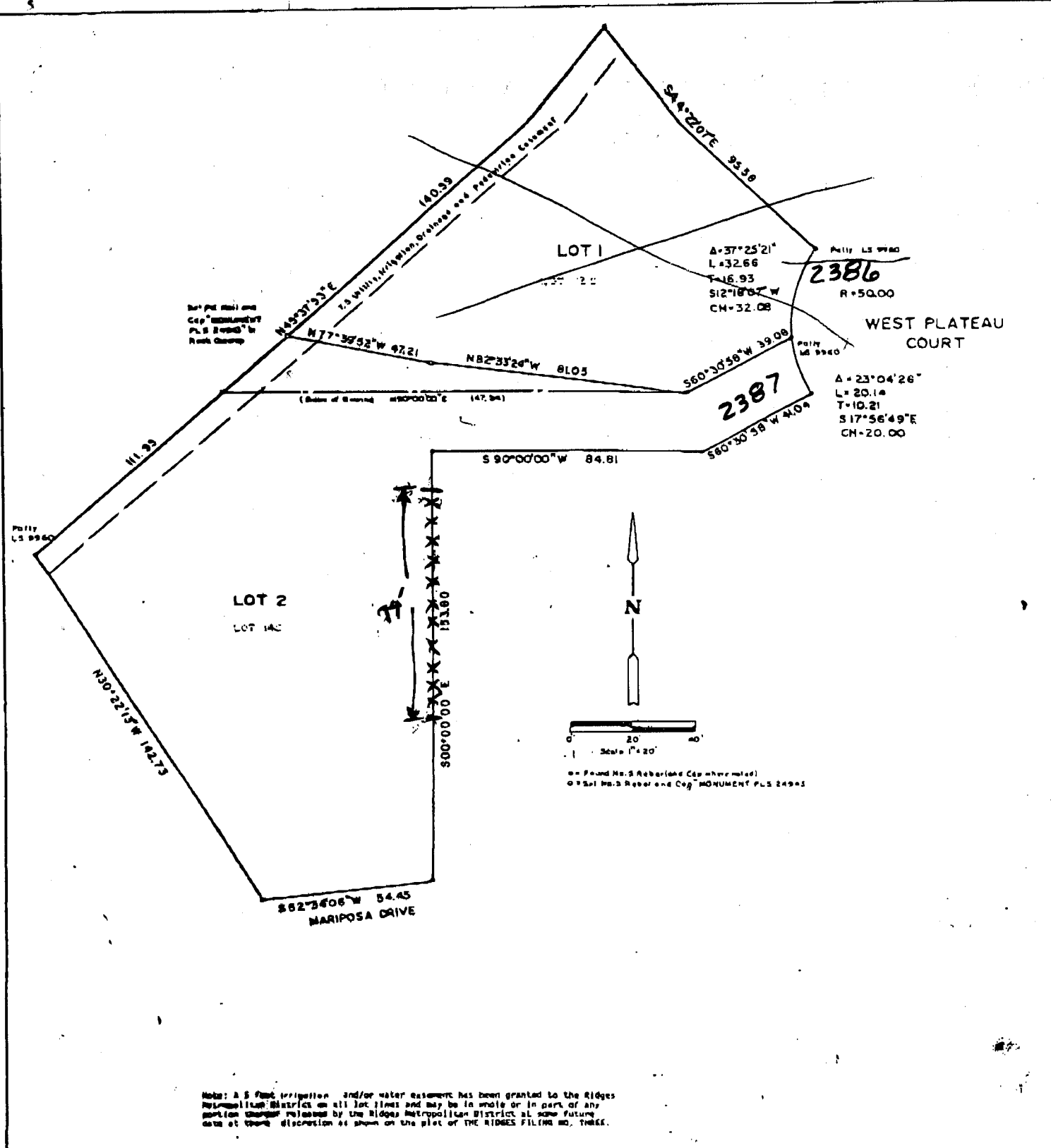
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 Elaine Pilz Date 3/09/2004
Community Development's Approval [Signature] Date 3/9/04
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)





Note: A 5 Foot irrigation and/or water easement has been granted to the Ridges Metropolitan District on all lot lines and may be in whole or in part of any portion thereof released by the Ridges Metropolitan District at some future date at their discretion as shown on the plot of THE RIDGES FILING NO. 2494.