

FEE \$10.00

PERMIT # 13358



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

2

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: <u>2490 Hwy 6350</u>	PLOT PLAN <i>See attached</i>
PROPERTY TAX NO: <u>2945-092-22-001</u>	
SUBDIVISION: <u>N/A</u>	
PROPERTY OWNER: <u>Maxine May</u>	
OWNER'S PHONE: <u>970-243-4333</u>	
OWNER'S ADDRESS: <u>2490 Hwy 6350</u>	
CONTRACTOR NAME: <u>N/A</u>	
CONTRACTOR'S PHONE: <u>N/A</u>	
CONTRACTOR'S ADDRESS: <u>Same</u>	
FENCE MATERIAL & HEIGHT: <u>Cedar 6'</u>	

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

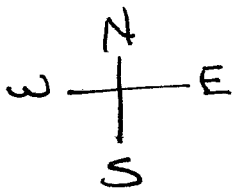
ZONE C-2 SETBACKS: Front 0' *out of sight* Δ from property line (PL) or
 SPECIAL CONDITIONS _____ from center of ROW, whichever is greater.
 Side 0' from PL Rear 0' from PL

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).

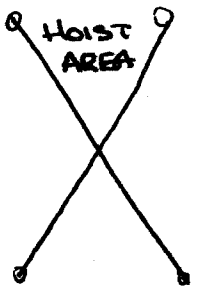
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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.

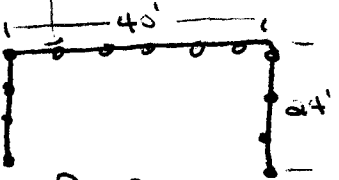
Applicant's Signature [Signature] Date 12/01/04
 Community Development's Approval Ronnie Edwards APA Date 12/11/04
 City Engineer's Approval (if required) N/A Date _____



150'
APPROX.



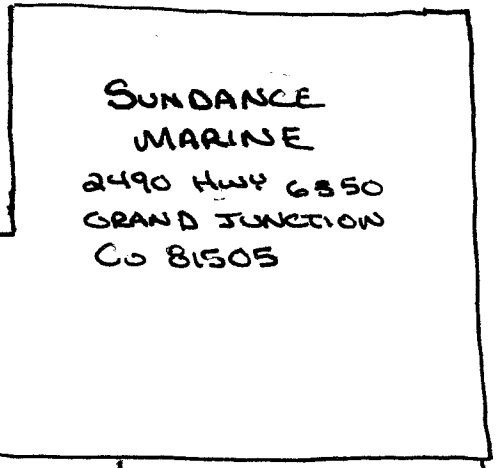
HOIST
AREA



40'
24'
PROPOSED
FENCE
AREA

45
APPROX.

LOT AREA



SUNDANCE
MARINE
2490 HWY 6850
GRAND JUNCTION
CO 81505

6' CEDAR FENCE
24' x 6' WIDTH
40' x 6' LENGTH
PROPOSED FENCE
DUMPSTER AREA



MAIN
GATE



PARKING AREA

EXISTING CHAIN LINK FENCE

FRONTAGE ROAD