

FEE \$10.00

PERMIT # 13341



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 2520 B Garnet
PROPERTY TAX NO: 2945-032-7B-008
SUBDIVISION: Diamond Ridge
PROPERTY OWNER: CALVIN
OWNER'S PHONE: 256-0809
OWNER'S ADDRESS: SAME.
CONTRACTOR NAME: Calvin Builders
CONTRACTOR'S PHONE: 256-0890 260-1455
CONTRACTOR'S ADDRESS: SAME
FENCE MATERIAL & HEIGHT: Cedar 5'

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 PD SETBACKS: Front 20 from property line (PL) or
SPECIAL CONDITIONS Applicant will make sure fence is not in sight triangle
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]
Community Development's Approval C. Fay Hall
City Engineer's Approval (if required)

Date 9-22-04
Date 9/22/04
Date

MARK CALVIN  
2520-B-GARNET Ave  
256-0890

Sent  
Steinwood Ridge HOA  
9-20-04 *[Signature]*

GARNET Ave

DRIVEWAY

GARAGE

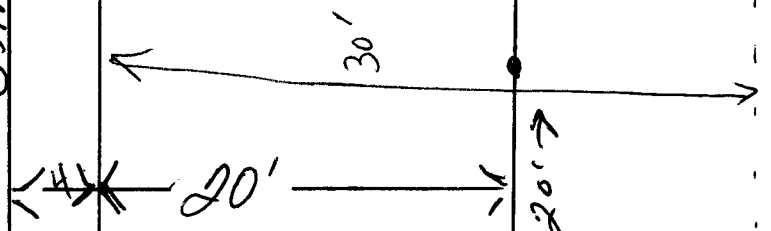
GATE

HOT TUB

Old FENCE - Removed

Old FENCE REMAINS

Property Line



16' 5"

"New fence"

Property LINE

Sidewalk

MIRANDA Ave