

FEE \$10.00

PERMIT # 13337



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 635 Shadowood Ct.

PLOT PLAN

PROPERTY TAX NO: 2945-034-68-004.

SUBDIVISION: Fall Valley

PROPERTY OWNER: Michelle Bryant

OWNER'S PHONE: 255-9846

OWNER'S ADDRESS: 635 Shadowood Ct.

CONTRACTOR NAME:

CONTRACTOR'S PHONE:

CONTRACTOR'S ADDRESS:

FENCE MATERIAL & HEIGHT: Cedar 6'

see attached

lattice work will be removed resulting in 6' fence

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 _____ from property line (PL) or

SPECIAL CONDITIONS _____

_____ from center of ROW, whichever is greater.

Side _____ from PL Rear _____ 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 Michelle Bryant

Date 9/20/04

Community Development's Approval Daylen Henderson

Date 9-20-04

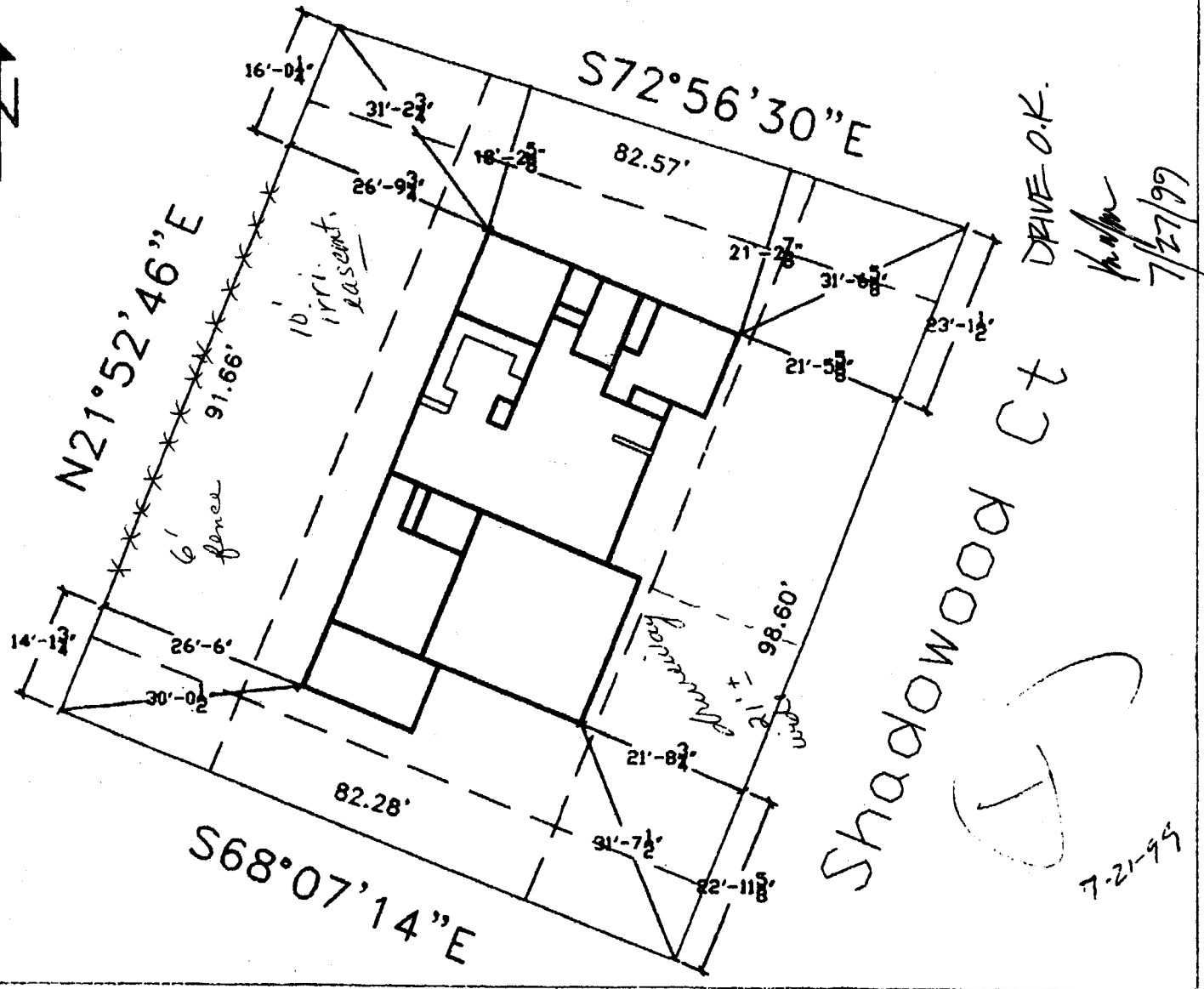
City Engineer's Approval (if required) _____

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)

7/27/99
Bonnie

ACCEPTED
ANY CHANGE OF SETBACKS MUST
APPROVED BY THE CITY PLANNING
DEPT. THIS IS AN APPROXIMATE
DRAWING. VERIFY BY PROPERTY
LOCAL PLANNING DEPARTMENT EASEMENTS
AND PROPERTY LINES



Shadowwood Ct
DRIVE O.K.

7/27/99
Bonnie

7-21-99



635 Shadowood Ct.: 1401 L
Block 1, Lot 4, Filing 3

Castle Homes
10000 1st Street
San Diego, CA 92121



11/11/99
11/11/99
11/11/99

