

FEE \$10.00

PERMIT # 12915



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Seventh Street T [redacted]

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: <i>830, 838 & 840</i> 826 North 7th Street	<input type="checkbox"/> PLOT PLAN See Attached
PROPERTY TAX NO: 2945-141-53-001 - <i>004</i>	
SUBDIVISION: N/A	
PROPERTY OWNER: Cache Townhomes, LLC	
OWNER'S PHONE: (970) 241-2909	
OWNER'S ADDRESS: 1007 N. 7th Street, GJ 81501	
CONTRACTOR NAME: Groves Masonry	
CONTRACTOR'S PHONE: (970) 260-3948	
CONTRACTOR'S ADDRESS: 399 Butte Ct., GJ 81503	
FENCE MATERIAL & HEIGHT: <i>Brick & Wrought Iron</i> 4' Tall	

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 <u><i>RMF-8</i></u>	SETBACKS: Front _____ from property line (PL) or
SPECIAL CONDITIONS <u><i>Columns will</i></u>	_____ from center of ROW, whichever is greater.
<u><i>be about 10-12' apart</i></u>	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.

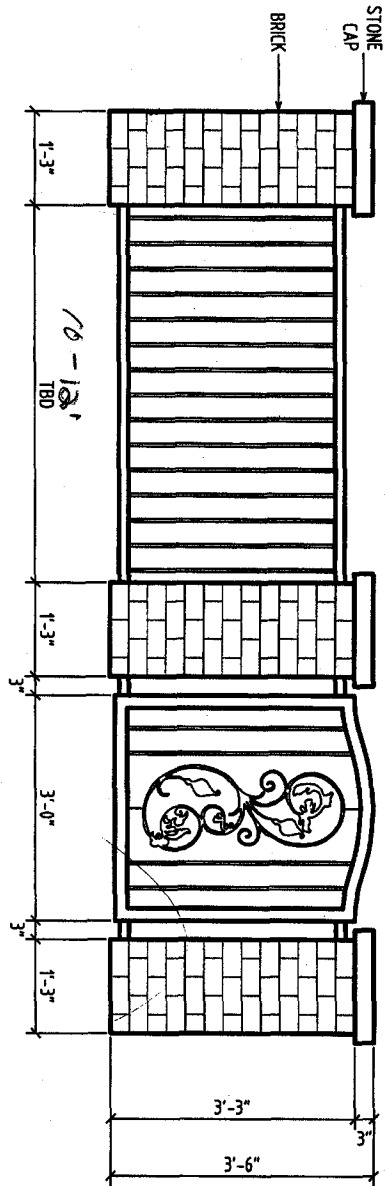
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature *Sidney Seymour* Date *5/24/04*

Community Development's Approval *A. Fay Hall* Date *5/28/04*

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)



A1.0 TYPICAL GATE - COLUMN DETAIL
SCALE: 1/2" = 1'-0"

A1.0
REVISION

REVISIONS
DATE: 5/17/04

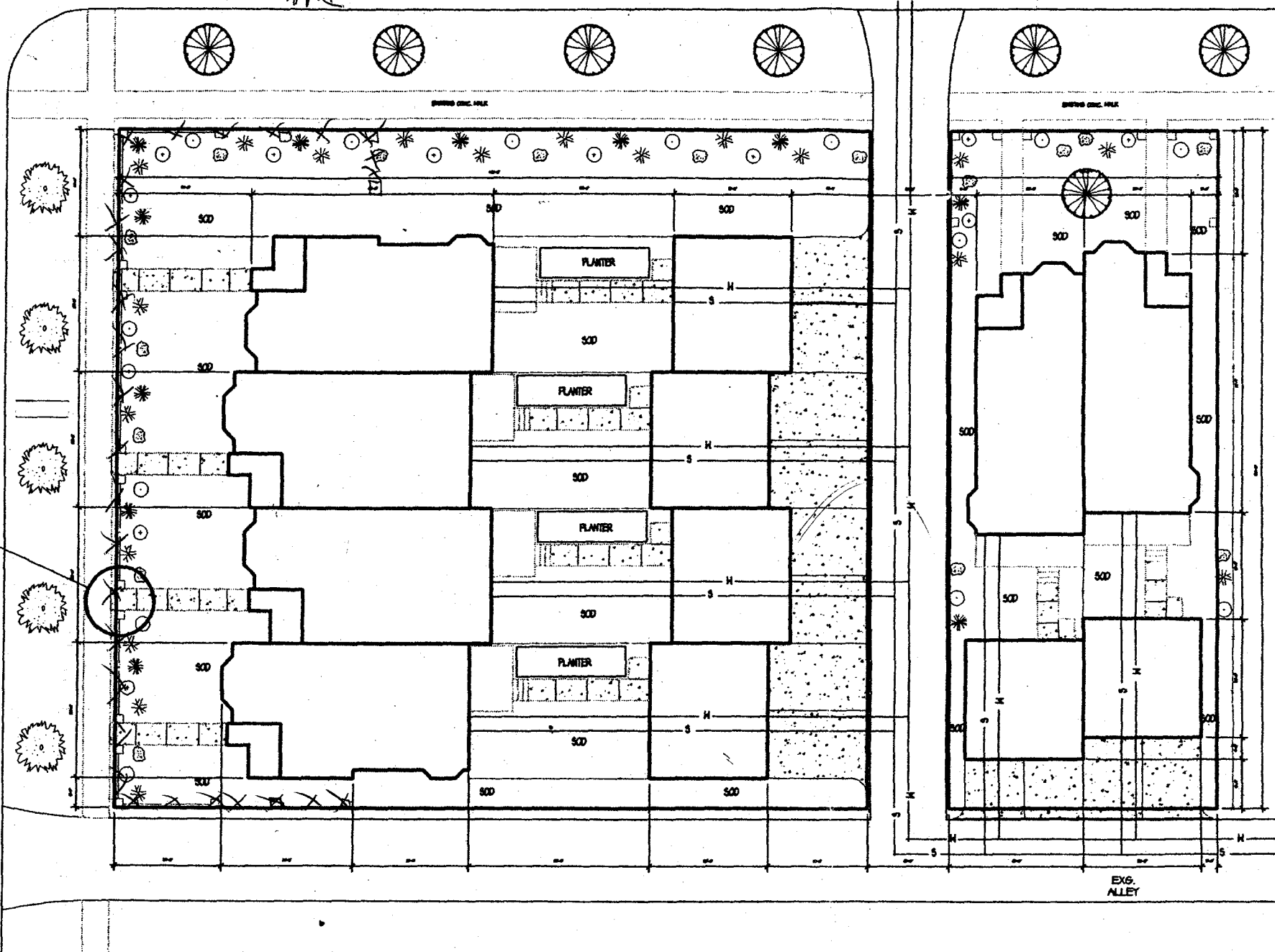
OWNER: [REDACTED]
CHECKED BY: [REDACTED]
DATE: 5/25/04
SCALE: 1/2" = 1'-0"
JOB NO. 0022004

7TH STREET TOWNHOMES

PLD Details 5-17-04
7TH STREET TOWNHOMES
SUBMITTED FOR APPROVAL
DATE: 5/17/04
SCALE: 1/2" = 1'-0"
JOB NO. 0022004

INTEREST
602 Main Street
Grand Junction, CO 81501-7817
Phone (970) 241-0818
FAX (970) 248-2907
design@interestco.com

7th Street



CRITERIA:

- (1) TREE / 2500 SQ. FT. OF LOT
- (1) SHRUB / 300 SQ. FT. OF LOT

- 17500 SQ. FT.
- (7) TREES
- (50) SHRUBS

- 6250 SQ. FT.
- (3) TREES
- (10) SHRUBS