

FEE \$10.00

PERMIT # 12953



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 356 GRAND VISTA WAY
PROPERTY TAX NO: 2701-201-42-032
SUBDIVISION: GRAND VISTA
PROPERTY OWNER: ARNOLD L. BROWN
OWNER'S PHONE: 640-4673
OWNER'S ADDRESS: SAME
CONTRACTOR NAME: REM ENTERPRISES
CONTRACTOR'S PHONE: 234-0080
CONTRACTOR'S ADDRESS: 274 GRAND OVERLOOK CT
FENCE MATERIAL & HEIGHT: CEDAR - 6 FEET
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.

PLOT PLAN

See attached

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4
SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS
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 6.14.09
Community Development's Approval [Signature] Date 6/14/09
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)

OR OWNER TO VERIFY ALL DETAILS  
 AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.  
 TON UNLESS OTHERWISE NOTED.  
 TRACKS AND EASEMENTS  
 AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS

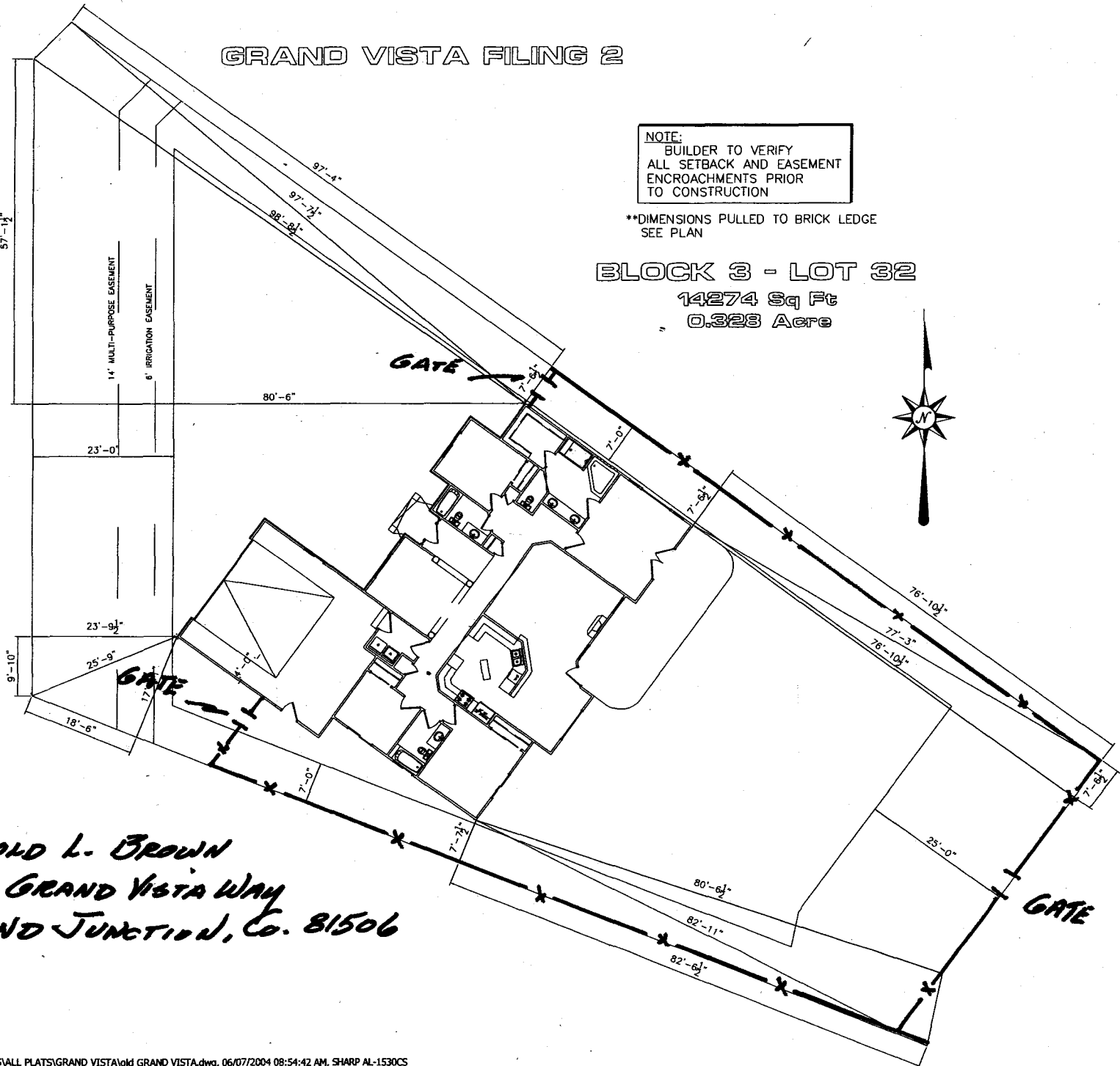
GRAND VISTA FILING 2

NOTE:  
 BUILDER TO VERIFY  
 ALL SETBACK AND EASEMENT  
 ENCROACHMENTS PRIOR  
 TO CONSTRUCTION

\*\*DIMENSIONS PULLED TO BRICK LEDGE  
 SEE PLAN

BLOCK 3 - LOT 32  
 14274 Sq Ft  
 0.323 Acre

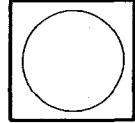
GRAND VISTA WAY



ARNOLD L. BROWN  
 856 GRAND VISTA WAY  
 GRAND JUNCTION, CO. 81506

REVISIONS	
A	
B	
C	
D	
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**AUTODRAFT**  
 COMPUTER AIDED DRAFTING  
 GRAND JUNCTION, CO (970) 241-6782



RSM ENTERPRISES  
 GRAND VISTA BLOCK 3 LOT 32

DRAWN BY  
 AUTODRAFT  
 FILE NAME  
 CAD FILE  
 DATE  
 11-12-03  
 SCALE  
 1/8" = 1'-0"  
 SHEET  
**SHEET 5**