

FEE \$10.00

PERMIT # 13234



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 895 Trappers Ct
PROPERTY TAX NO: 2701-261-35-002
SUBDIVISION: Grand Vista
PROPERTY OWNER: Douglas & Patricia Stanforth
OWNER'S PHONE: 970-640-6073
OWNER'S ADDRESS: Same / above
CONTRACTOR NAME: N/A
CONTRACTOR'S PHONE: N/A
CONTRACTOR'S ADDRESS: N/A
FENCE MATERIAL & HEIGHT: Cedar 6'

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 RSF-4
SETBACKS: Front from property line (PL) or
SPECIAL CONDITIONS see tree requirements 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 Doug Stanforth Date 8-12-04
Community Development's Approval Gayleen Henderson Date 8-12-04
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)



SHEN CHU
26511 RD

26531 RD

2701-261-35-003
SAMANTHA FAHR
887 TRAPPERS CT

2701-261-35-007
CHARLES WIEOMAN
896 TRAPPERS CT

2701-261-35-002
DOUGLAS STANFORTH
895 TRAPPERS CT

2701-261-35-008
DANIEL HUFFMAN
894 TRAPPERS CT

2701-261-35-001
HANS KUNZE
893 TRAPPERS CT

2701-261-35-009
COREY COSLETT
892 TRAPPERS CT

2701-261-35-010
DONALD OLIVER
2854 GRAND VISTA DR

Trees every 40'

26 1/2 RD

6' Fence

5' GRASS

6' Fence

Large tree - non evergreen canopy tree
needs to be started within 90 days of
8-12-04 Daylen Henderson

N