

FEE \$19.00

PERMIT # 13177



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 897 Outlook Ct
PROPERTY TAX NO: 2701-261-35-014
SUBDIVISION: Grand Vista
PROPERTY OWNER: Paul Dowdell
OWNER'S PHONE: 241-5026
OWNER'S ADDRESS: 897 Outlook Ct
CONTRACTOR NAME: owner
CONTRACTOR'S PHONE:
CONTRACTOR'S ADDRESS:
FENCE MATERIAL & HEIGHT: Cedar picket 6'
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.

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 6' fence in rear from center of ROW, whichever is greater.
is on retaining wall. Bob B said it was okay.
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 Paul R. Dowdell Date 7/9/04
Community Development's Approval C. Faye Havel Date 7/9/04
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)

go have a look w/ Nina + talk w/ Bob
June 14, 2004 (Monday)

Grand Vista Sub-Division Architectural Review Approval Form

Need to be filled in by property owners or review committee:

Address Requesting Approval? 897 Outlook Ct

Owners: Paul Dawdell Ph.# 241-5026 Cell 60400152

Type Of Approval Needed? Fence with footings. Northside of property will continue from Rick Campbell's property to point of North by East at same elevation as Kerks. in the same fashion. from point east to south on property line, footing will extend 96' to the front of the house not to extend past.

Completed By Review Committee

Approved Not Approved

Members Name Maur Date: 4/19/04

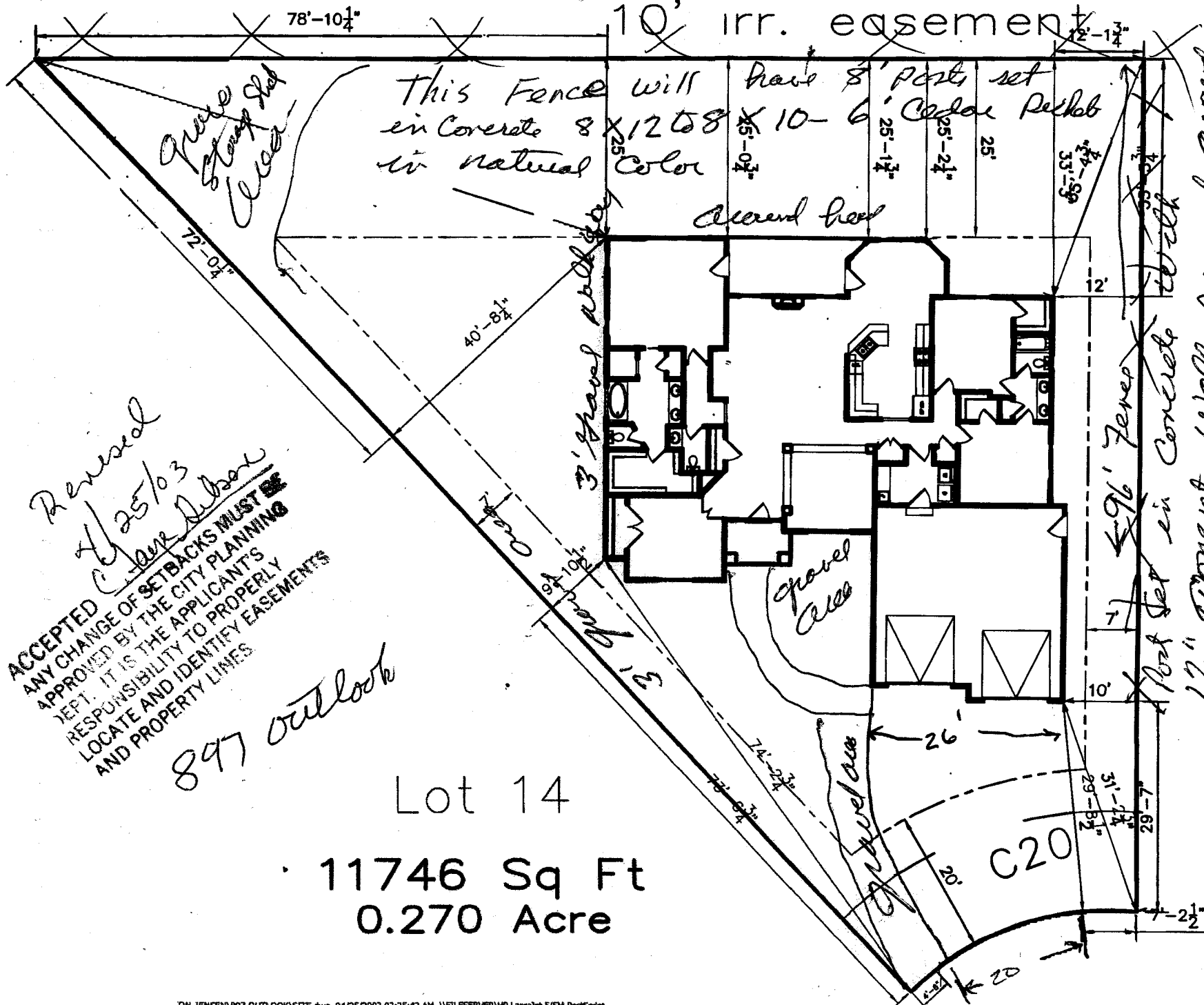
Members Name J. King Date: 04/10/04

Members Name Janna Pettit Date: 4/10/04

Reason Not Approved _____

Approval is for 90 days only; if time limits expire you must re-submit. If any part of the plans approved are changed you must get new approval.

* Reference City of Grand Jet, Fence - Code enforcement.



Revised
 2/25/03
 Dave Dubois

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

Lot 14

11746 Sq Ft

0.270 Acre