

FENCE PERMIT

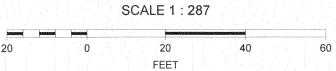
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



| #THIS SECTION TO BE C | OMPLETED BY APPLICANT = 1.4.2.2.2.11.3.2.11.3.2.11.3.2.11.3.2.11.3.2.11.3.2.11.3.2.11.3.2.11.3.2.11.3.2.11.3.2 |
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| PROPERTY ADDRESS: 267/ LOYEN C | ♠ PLOT PLAN |
| PROPERTY TAX NO: 3701-261-37-012 | |
| SUBDIVISION: Grand Viasta | |
| PROPERTY OWNER: 12 Densen | see attached |
| OWNER'S PHONE: | tacia |
| OWNER'S ADDRESS: | <ee c<="" td=""></ee> |
| CONTRACTOR NAME: You Hatch | |
| CONTRACTOR'S PHONE: 20/-2/57 | |
| CONTRACTOR'S ADDRESS: 534 AMPLELD Dr. | |
| FENCE MATERIAL & HEIGHT: 6' Cedar | |
| 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 = | |
| TING SECTION TO BE COMPLETED BY COMMONT I DEVELOPMENT DEPARTMENT STATE | |
| ZONE X ST-4 | SETBACKS: Front 25 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 | Date 10/2/104 |
| Community Development's Approval | Date |
| 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)







ACCEPTED

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. NOTE:
BUILDER TO VERIFY
ALL SETBACK AND EASEMENT
ENCROACHMENTS PRIOR
TO CONSTRUCTION 200 South AND PROPERTY LINES. GRAND VISTA LOT 6 DRIVEWAX BLOCK 1 35'-01" 20' max on driveway OK CCL 9/8/03 60'-7" 25 60'-73" 29'-2"