

FEE \$10.00

PERMIT # 13214



# FENCE PERMIT

## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 2812 1/2 Village Park

PROPERTY TAX NO: 2943-003-44-012

SUBDIVISION: Village Park

PROPERTY OWNER: Blue Star

OWNER'S PHONE: 255-8853

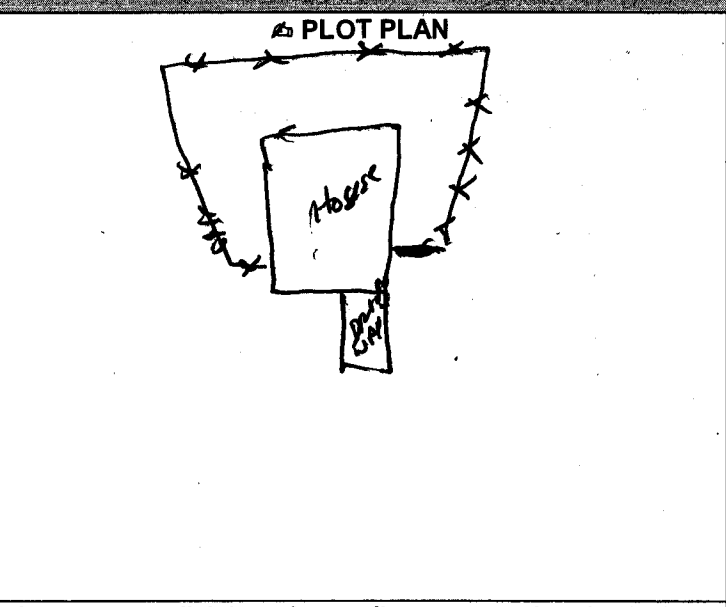
OWNER'S ADDRESS: 2350 rd

CONTRACTOR NAME: D&R Fence

CONTRACTOR'S PHONE: 824-1824

CONTRACTOR'S ADDRESS: Pelta

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

ZONE PD SETBACKS: Front 20' from property line (PL) or

SPECIAL CONDITIONS \_\_\_\_\_ from center of ROW, whichever is greater.

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 Don Y...

Community Development's Approval Michele Aragon

City Engineer's Approval (if required) \_\_\_\_\_

Date 8/5/04

Date 8/3/04

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)

2812 1/2  
VILLAGE PARK

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

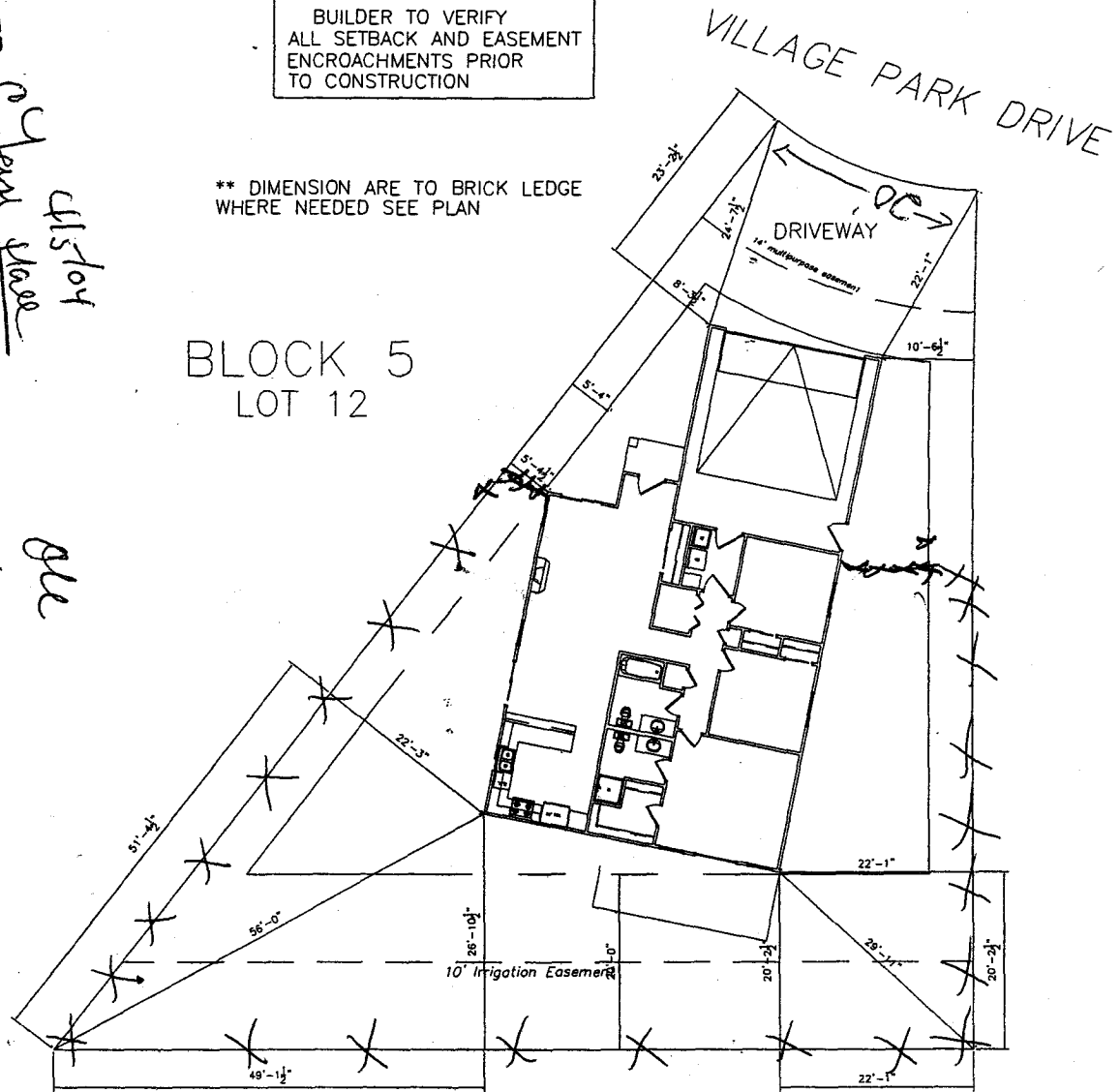
*of final stage*  
 4/15/04

BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

\*\* DIMENSION ARE TO BRICK LEDGE WHERE NEEDED SEE PLAN

BLOCK 5  
 LOT 12

*W*  
*4/15/04*  
*BLE*



6650 sf

SITE PLAN APPLICATION	
PROJECT NAME	Village Park
OWNER	
DATE SUBMITTED	
DATE APPROVED	
APPLICANT SIGNATURE	
DATE	
APPROVED BY	
DATE	

NOTE: DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

SCALE: 1/8" = 1'-0"

THE GARLTON