

FEE \$10.00

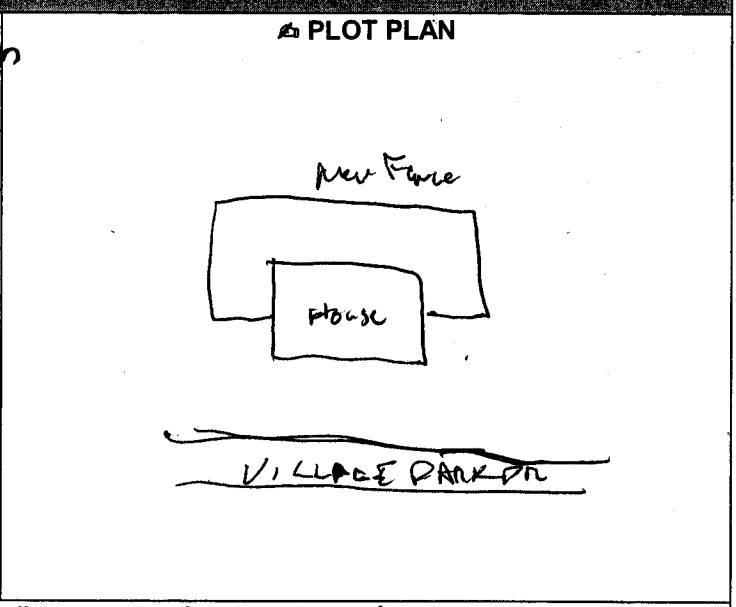
PERMIT # 12968



FENCE PERMIT  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 2617 1/2 Village Park Dr  
 PROPERTY TAX NO: 2943-063-43-007  
 SUBDIVISION: Village Park  
 PROPERTY OWNER: Blue Star  
 OWNER'S PHONE: 255 8853  
 OWNER'S ADDRESS: 2350 S Rd  
 CONTRACTOR NAME: D&R Fence  
 CONTRACTOR'S PHONE: 874 1826  
 CONTRACTOR'S ADDRESS: 570 HSORD Delta  
 FENCE MATERIAL & HEIGHT: 6' cedar Board



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 [Signature] Date 6/14/04  
 Community Development's Approval [Signature] Date 6/14/04  
 City Engineer's Approval (if required) \_\_\_\_\_ Date \_\_\_\_\_

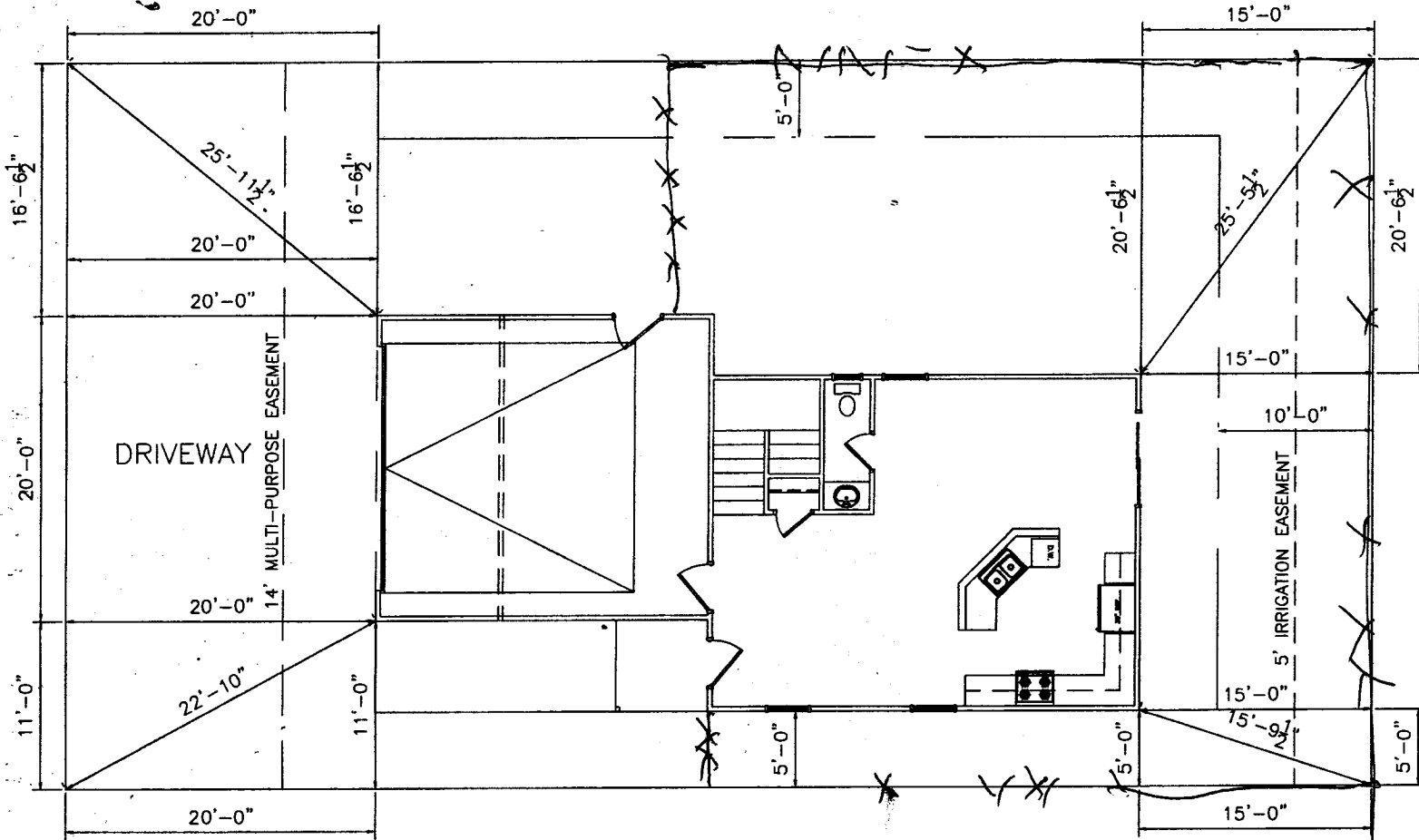
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

ARE DRAWN AS 3-1/2" THICK FOR 2x4 WALLS AND 5-1/2" FOR 2x6 WALLS  
 PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS  
 ENGINEERING DATA.

BLOCK 4  
 LOT 7  
 4042 sf  
 2817-1/2 VILLAGE PARK DR.

SETBACKS:  
 FRONT SB TO GARAGE 20' (15' TO HOUSE)  
 SIDE SB 5'  
 REAR SB BY GRAND VIEW 25'  
 REAR SB BY DAWN 20'  
 REAR SB BY VILLAGE PARK 10'

VILLAGE PARK DRIVE



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

2/20/03  
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