

FEE \$10.00

PERMIT # 12959

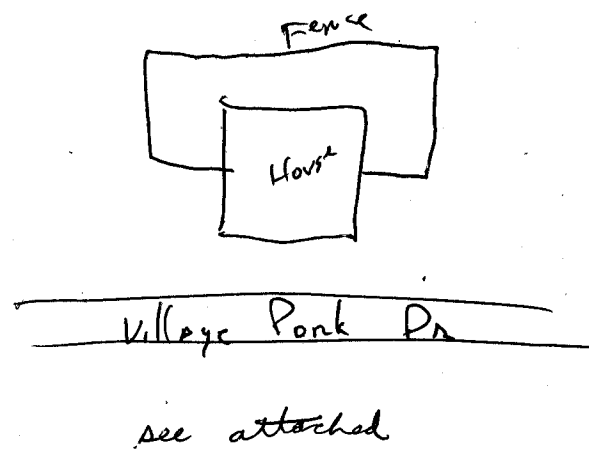


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 2821 1/2 Village Park Dr
PROPERTY TAX NO: 2943-063-43-003
SUBDIVISION: Village Park Sub
PROPERTY OWNER: Blue Star Inc.
OWNER'S PHONE: 255 8853
OWNER'S ADDRESS: 2350 rd
CONTRACTOR NAME: DR Fence
CONTRACTOR'S PHONE: 874/826
CONTRACTOR'S ADDRESS: 1571 P50 rd
FENCE MATERIAL & HEIGHT: 6 cedar Board

PLOT PLAN



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
SPECIAL CONDITIONS
SETBACKS: Front from property line (PL) or 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 [Signature] Date
Community Development's Approval Gayleen Henderson Date 6-15-04
City Engineer's Approval (if required) Date

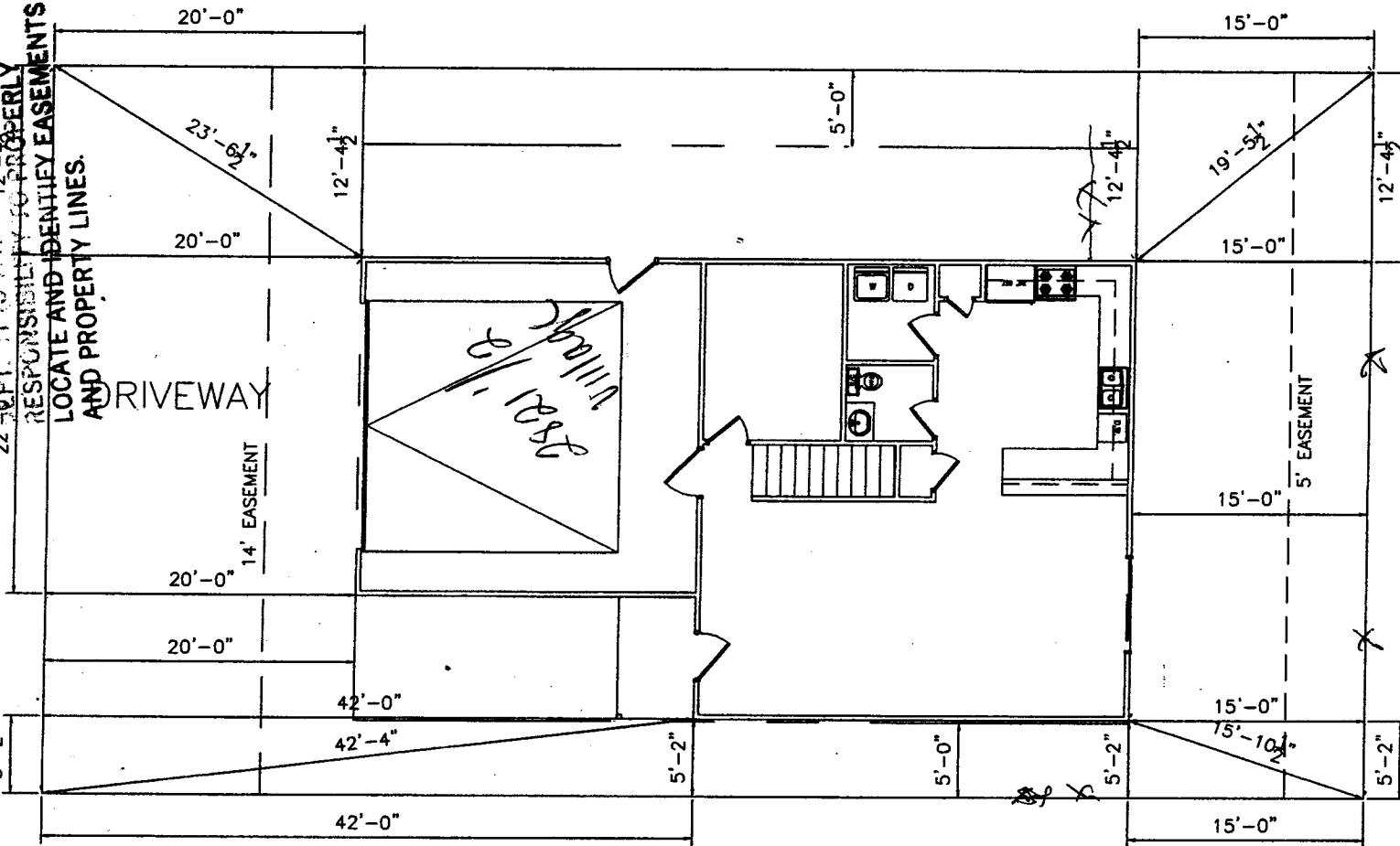
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

VILLAGE PARK DRIVE

Upton 10-31-03

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT

IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



VILLAGE PARK
BLOCK 4
LOT 3
4042 sf

OC
10/10/03

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 15'

NOTE:
DIMENSIONS PULLED TO BRICK LEDGE
VERIFY WITH FLOORPLAN

NOTE:
BUILDER TO VERIFY
ALL SETBACK AND EASEMENT
ENCROACHMENTS PRIOR
TO CONSTRUCTION

THE LAFAYETTE