FEE $10.00		PERMIT #	13847

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 643 Longs Peak Court

Property Tax No: 2943-053-81-005

Subdivision: Summit View Estates

Property Owner: Todd + Alisa Pene

Owner's Telephone: 970-434-2708

Owner's Address: 643 Longs Peak Court

Contractor's Name: Zeck Homes, Inc.

Contractor's Telephone: 970-858-0178

Contractor's Address: 1950 Hwy 6 + 50, Fruita Co 81521

Fence Material & Height: vinyl split rail — 36"

Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, and 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 RmF-8

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 _Alisa Pene_   Date 7-8-05

Community Development's Approval _Baylee Henderson_   Date 7-8-05

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)*

67.95'

60'-7"

14' Multi-Purpose Easement

20'-10¾"

20'-0"

57'-1"

71.55' existing

39'-9'±6'

Patio

Modified Bayfield Rev

10' Setback

14' Multi-Purpose Easement

21.08'

16'-0"

DRIVEWAY

26'-0"

24'-1½'

5' Setback

112.00'

6'-10"

6'-10"

25'-1'

N

3/7/05

ACCEPTED ... 3/10/05

... OF SETBACKS MUST BE
... CITY PLANNING
... APPLICANTS
... ... TO PROPERLY
... AND IDENTIFY EASEMENTS
AND PROPERTY LINES.