

FEE \$10.00

PERMIT # 14682

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2374 CLAYSTONE CT.
Property Tax No: 9945-204-01-029
Subdivision: REDLANDS MESA
Property Owner: KEYSTONE CUSTOM BLDGS
Owner's Telephone: 970-243-9428
Owner's Address: SAME
Contractor's Name: KEYSTONE CUSTOM BLDGS
Contractor's Telephone: SAME
Contractor's Address: SAME 336 MAIN ST. GRAND JUNCTION CO.
Fence Material & Height: CINDER BLOCK w/ STUCCO 5' 81501

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 PD
SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS
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 8/15/05
Community Development's Approval [Signature] Date 8/15/05
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)

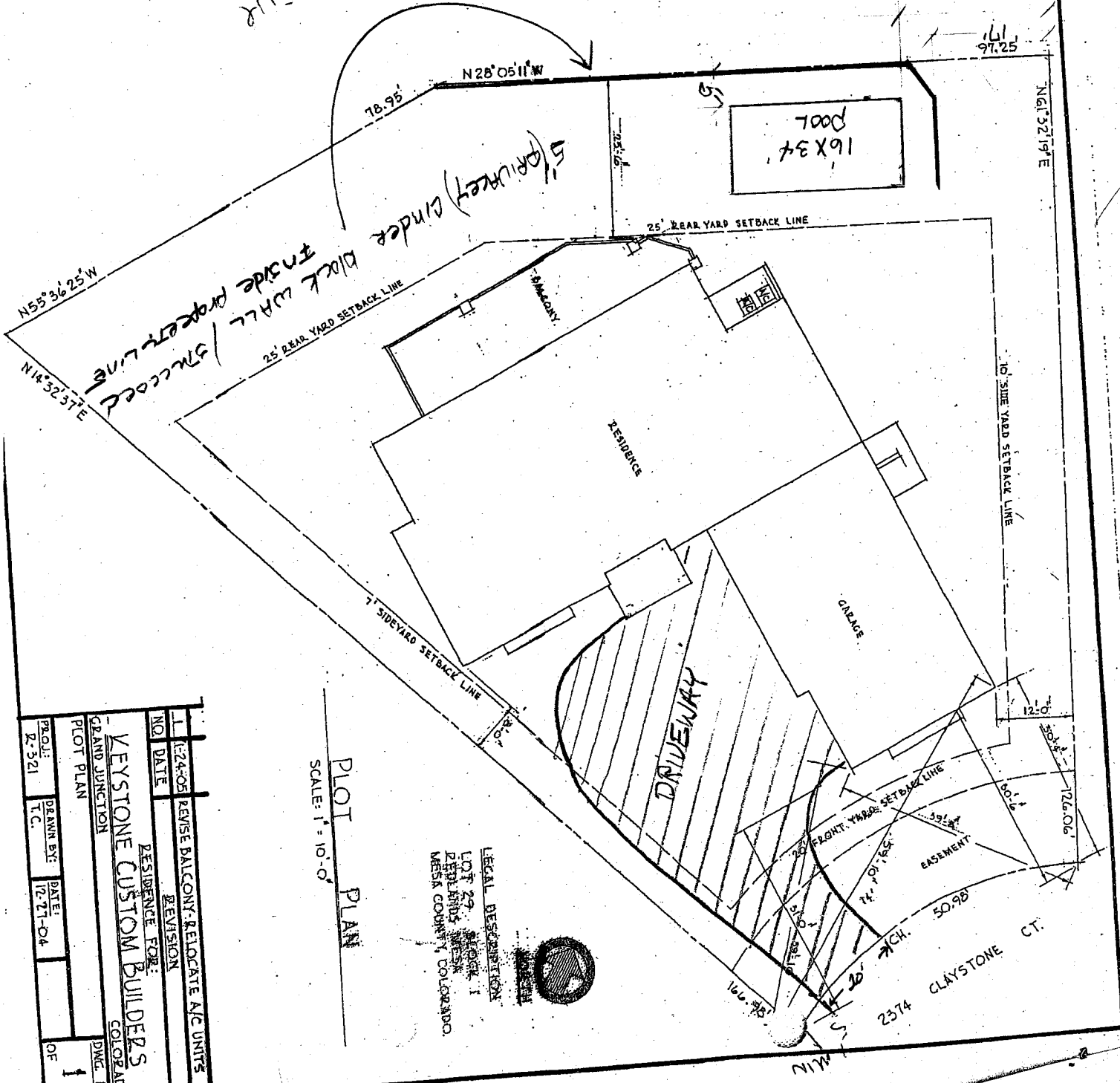
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ACCEPTED *Ulrike Wagner*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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8/16/05

drive on



PLOT PLAN
SCALE: 1" = 10'-0"

LEGAL DESCRIPTION
LOT 29, BLOCK 1
PUEBLO VILLAS
MESA COUNTY, COLORADO



PROJECT NO.	DATE	REVISION	RESIDENCE FOR:
R-521	12-27-04		KEYSTONE CUSTOM BUILDERS
DESIGNER	DATE	REVISION	RESIDENCE FOR:
T.C.	12-27-04		KEYSTONE CUSTOM BUILDERS
PLOT PLAN		PLOT PLAN	
GRAND JUNCTION		GRAND JUNCTION	
COLORADO		COLORADO	
DWG. NO.		DWG. NO.	
1		1	