

FEE \$10.00

PERMIT # 14719

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2849 Florida St. GJ CO 81501
Property Tax No: 2943-192-33-001
Subdivision: White Willows West
Property Owner: Alex Payan & Ofelia Vargas
Owner's Telephone: 970-256-8944
Owner's Address: Same
Contractor's Name:
Contractor's Telephone:
Contractor's Address:

Fence Material & Height: White vinyl 6' ft. privacy

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 <u>BSF-4</u> | SETBACKS: Front <u>20'</u> from property line (PL) or |
| SPECIAL CONDITIONS _____ | _____ from center of ROW, whichever is greater. |
| _____ | Side <u>0'</u> from PL Rear <u>0'</u> 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 Ofelia Vargas Date 9/21/05
Community Development's Approval C. Gary Hall Date 9/21/05
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)

84'55" BACK

9/21/05

C. Jay Hall

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



5'

3'

Apprx 40'0"

101'61" Side existing fence
10' Utility Easement

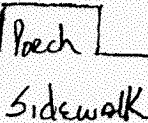
101'62" Side

59'0"

39'0"

House

GARAGE



14'4"

14' Multi Purpose Easement

DRIVEWAY

24'0"

20'6"

drive on
w/ 2/24/05 83.91
Front

White Willows West Subdivision
Block 2 Lot #1
2849 Florida Street