

FEE \$10.00

PERMIT # 13637

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2858 Duke Drive
Property Tax No: 2943-071-24-011
Subdivision: The Legends
Property Owner: Randy Stevns
Owner's Telephone: 270-0430 600
Owner's Address: 2858 Duke Drive
Contractor's Name: Arrowhead Landscaping & Fencing, Inc.
Contractor's Telephone: 970-242-0785
Contractor's Address: 2840 Acker Court GJ, CO 81503
Fence Material & Height: 6' White Vinyl Privacy Fence

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
SPECIAL CONDITIONS
SETBACKS: Front 20' from property line (PL) or 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 4/11/05
Community Development's Approval [Signature] Date 4-11-05
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)

Existing Retaining Wall

Lilac

Goldflame Spirea

Barberry, Rosy Glow

Goldflame Spirea

Spruce, Norway

Grass Sod

Cotoneaster, Cranberry

Prince of Wales Juniper

Rainbird Controller

Crimson Pygmy Barberry

Gray Slant Style Curbing

5'-0"

6' White Bel-Air Vinyl Privacy Fence

5'-0"

3/4" - 1 1/2" Colorado Cobble

Rany Stevens
2858 Duke Drive
"The LEGENDS"
270-0430 Cell

3/4" - 1 1/2" Colorado Cobble

6' White Bel-Air Vinyl Privacy Fence

Crimson Pygmy Barberry

Cotoneaster, Mooncre

Lambs Ear

5' Gate

Grass Sod

Blue Chip Juniper

Hollyhocks

Gray Slant Style Curbing

Birch or Aspen Clump

Gray Square Property Divider Curbing

Prince of Wales Juniper

3/4" - 1 1/2" Colorado Cobble

Grass, Pampas Dwarf

Small Rock Wall
Approx. 20' Long

Underground Utilities

Common Spreading Yew