

FEE \$10.00

PERMIT #

14388

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 719 24 1/2 Rd.
Property Tax No: 2701-333-02-002
Subdivision:
Property Owner: Donald E. + Sharon M. Tyra
Owner's Telephone: 243-4863
Owner's Address: 719 24 1/2 Rd
Contractor's Name:
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: Chain link 4'

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 RSF-4
SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS Fence can only be 4' with 2/3 open on 24 1/2 Rd
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 Donald E. Tyra Date 10-11-05
Community Development's Approval Nishi Magan Date 10/11/05
City Engineer's Approval (if required) Date

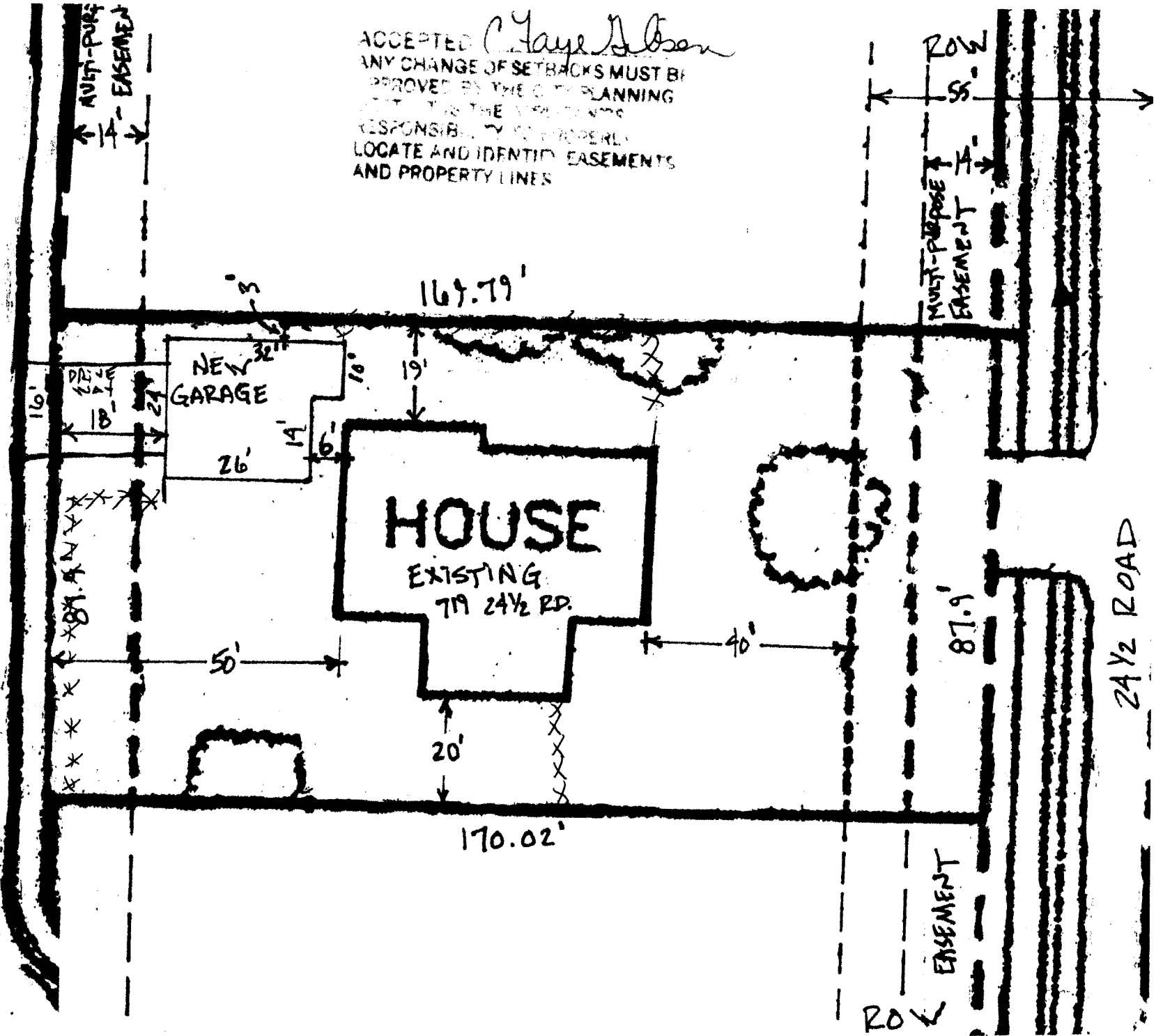
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

EAST PURA RD.

Metafo Cl.

ACCEPTED *C. Gage Nelson*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. THE APPLICANT HAS THE
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES



ROW
EASEMENT

87.9'

MULTI-PURPOSE
EASEMENT

ROW
55'

170.02'

169.79'

MULTI-PURPOSE
EASEMENT

DRIVE
WAY
18'

NEW
GARAGE

HOUSE

EXISTING
79 24 1/2 RD.

50'

40'

20'

32'

26'

14'

6'

19'

10'

10'