

FEE \$10.00

PERMIT #

13497

FENCE PERMIT  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 852 Grand Vista Wy  
Property Tax No: 2701-261-42-034  
Subdivision: Grand Vista Subdivision F2  
Property Owner: George Quillen  
Owner's Telephone: 245-7900  
Owner's Address: 852 Grand Vista Wy  
Contractor's Name: Valley View Fence Co  
Contractor's Telephone: 523-8150  
Contractor's Address: 3272 FRd, Clifton CO 81520  
Fence Material & Height: 6ft

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 \_\_\_\_\_ 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 2/15/05  
Community Development's Approval BP B Paulson Date 2/15/05  
City Engineer's Approval (if required) [Signature] Date 2/15/05

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

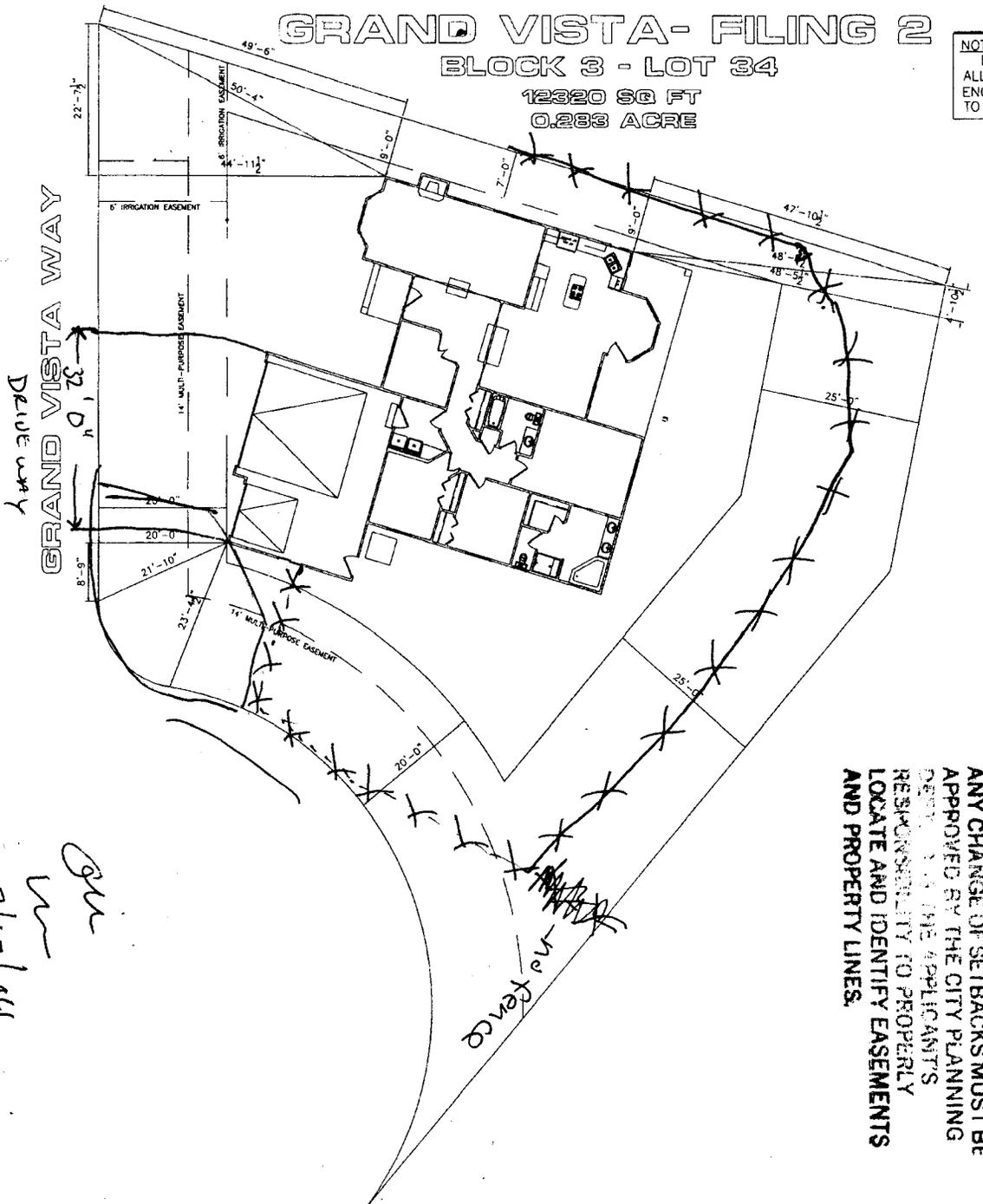
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

# GRAND VISTA - FILING 2

BLOCK 3 - LOT 34

12320 SQ FT  
0.283 ACRE

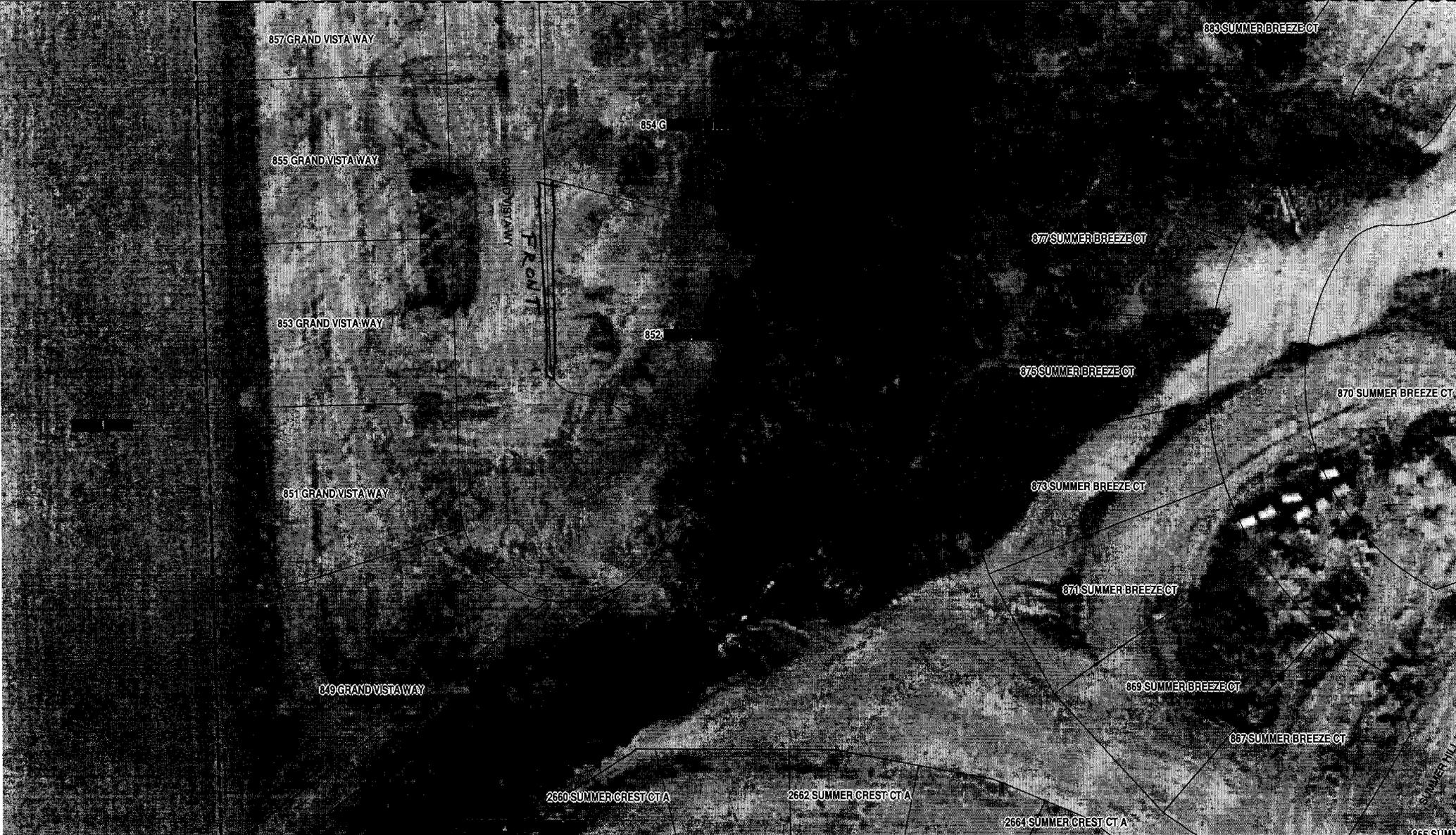
NOTE:  
BUILDER TO VERIFY  
ALL SETBACK AND EASEMENT  
ENCROACHMENTS PRIOR  
TO CONSTRUCTION



3-18-04  
**ACCEPTED**  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. FOR THE APPLICANTS  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

*Stephan Anderson*

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*W*  
3/17/04



SCALE 1 : 740

