

FEE \$10.00

PERMIT # 13475

(a)

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 855 Grand Vista Way
Property Tax No: 2701-261-43-003
Subdivision: Grand Vista Subdivision
Property Owner: RYAN + Katherine Lewis
Owner's Telephone: 970-255-0538
Owner's Address: Same
Contractor's Name:
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: 6' - Cedar Wood Panels / Panels from Home Depot

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
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.

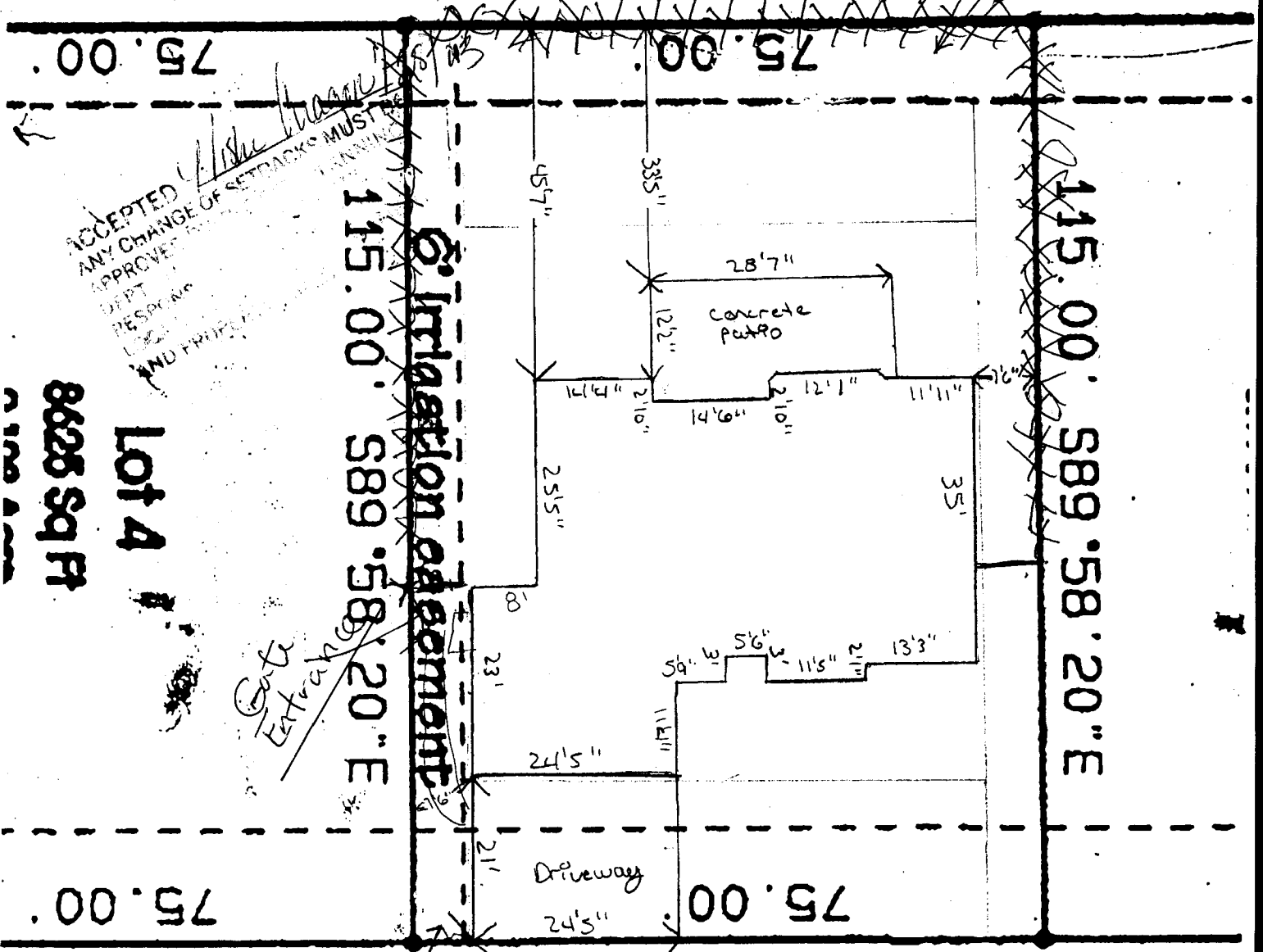
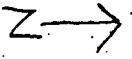
Applicant's Signature [Signature] Date 2/11/05
Community Development's Approval [Signature] Date 2/11/05
City Engineer's Approval (if required) Date

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)

855 Grand Vista Way  
Lot 3, Block 4, Filing 2  
Grand Vista

3/32 = 1.66

10' Irrigation Easement



75.00

75.00

115.00  
589.58.20"E

115.00  
589.58.20"E

**10' Irrigation Easement**

75.00

75.00

4' Multi-Purpose Easement

ole cel 1/23/03

GRAND VISTA WAY

01.40" W 381.85'

20.55'

86.07'

Multi-purpose easement  
93.18'

ACCEPTED  
ANY CHANGE OF SETBACKS MUST  
APPROVED BY THE  
DEPT  
RESPONSE  
AND PRINCE

8626 Sq Ft

Lot 4

Gate Entrance

Concrete Pad

Driveway