

FEE \$10.00



PERMIT #

13536

**FENCE PERMIT**  
**GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT**

Property Address: 3004 Big Bird Avenue

Property Tax No: 2943-142-08-003

Subdivision: Grand Meadows South

Property Owner: Erick Vaughn

Owner's Telephone: 970 - 434-9100

Owner's Address: 3004 Big Bird Avenue

Contractor's Name: \_\_\_\_\_

Contractor's Telephone: \_\_\_\_\_

Contractor's Address: \_\_\_\_\_

Fence Material & Height: 6' cedar picket

**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 RMF-8 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 3-1-05

Community Development's Approval [Signature]

Date 3/1/05

City Engineer's Approval (if required) \_\_\_\_\_

Date \_\_\_\_\_

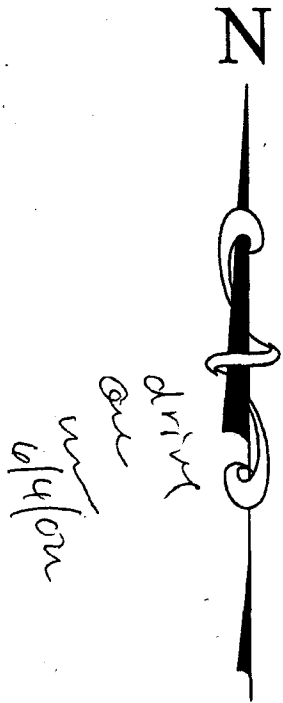
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Planning)

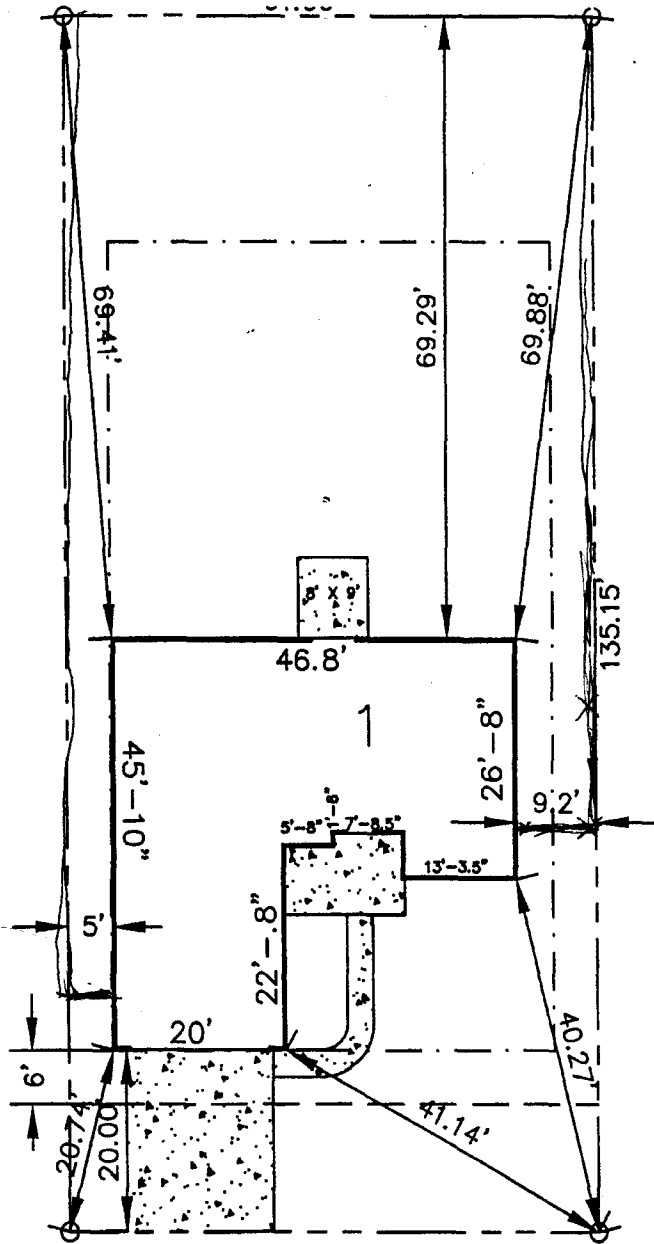
(Yellow: Customer)

(Pink: Code Enforcement)

GROSS SQ FT = 1116 SF  
 IMPERVIOUS SQ FT = 4621 SF  
 LOT 3 BLK 2 PARCEL = 8244 SF



Scale = 1' = 20'



6-7-04  
 Stephen Henderson  
 ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

GRAND MEADOWS-SO. SUBDIVISION BIG BIRD AVENUE  
 3004 BIG BIRD AVE.  
 Lot 3 Block 3                      2-JUNE-04