

FEE \$10.00

No Charge - Ronnie

PERMIT # 13313



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

File # VR 2004133

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 2847 Grand View Ct.	PLOT PLAN See ATTACHED Drawing New fence to be installed along existing Property line before replat. Will extend N. along West Property line Appx 64 feet North. Will end Appx 10' from front of garage
PROPERTY TAX NO: 2943-072-20-012	
SUBDIVISION:	
PROPERTY OWNER: John + Marjorie Hall	
OWNER'S PHONE: 970-245-8955	
OWNER'S ADDRESS: 2847 Grand View Ct.	
CONTRACTOR NAME: John Hall	
CONTRACTOR'S PHONE: 245-8955	
CONTRACTOR'S ADDRESS: 2847 Grand View Ct.	
FENCE MATERIAL & HEIGHT: Dog eared Cedars slate 6' High	

Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, & 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 _____ SETBACKS: Front _____ from property line (PL) or
 SPECIAL CONDITIONS PD _____ from center of ROW, whichever is greater.
 Side per plans from PL Rear _____ 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).

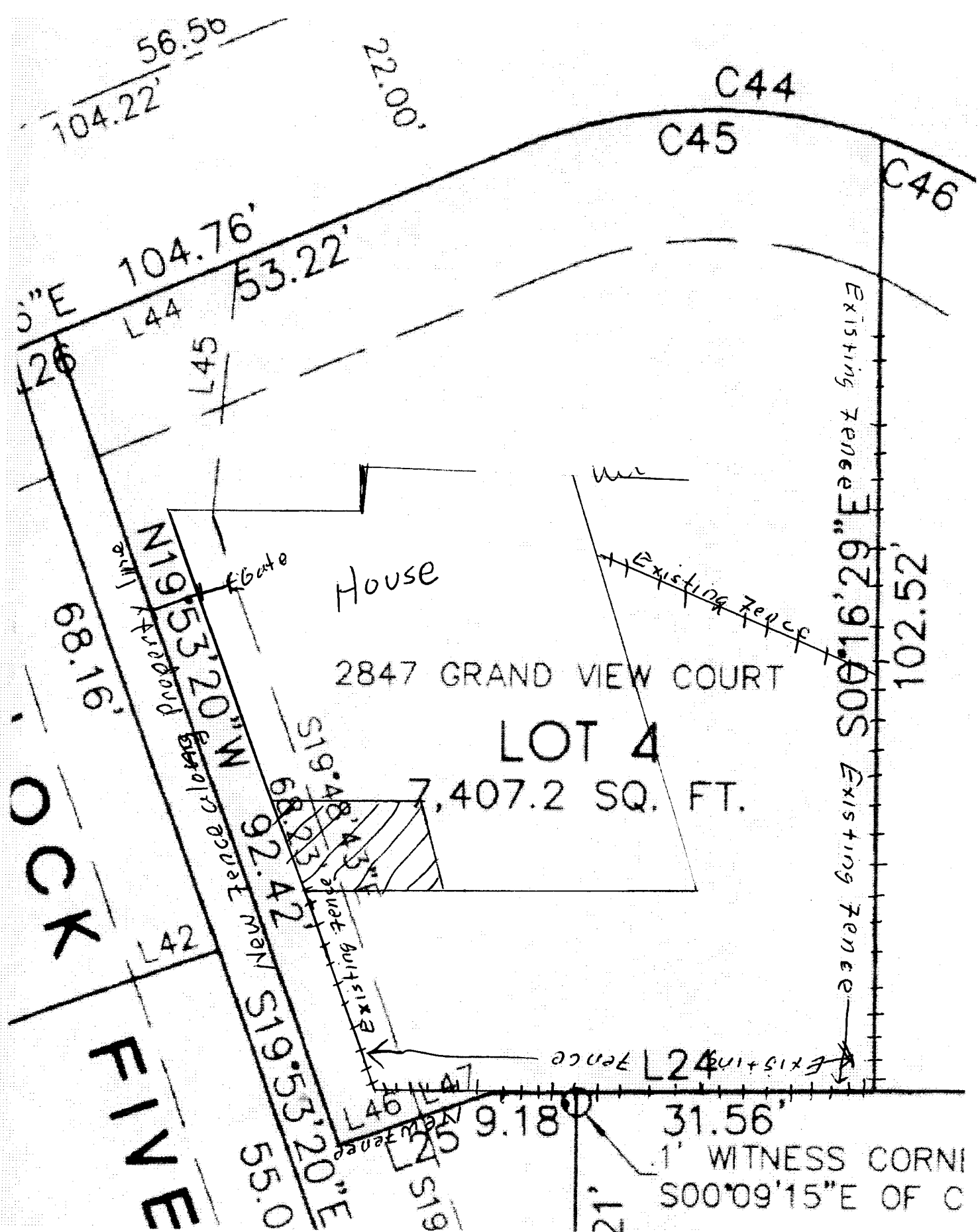
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 John B. Hall Date 5/30/2005
 Community Development's Approval Ronnie Edwards Date 2/23/06
 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)

ATTN: Ronnie Edwards



56.50
104.22'

22.00'

C44

C45

C46

0"E 104.76'
L44 53.22'

L45

House

2847 GRAND VIEW COURT

LOT 4

7,407.2 SQ. FT.

68.16'

Property Line

119.53' 20" N

67.55' 20" W

68.23'

92.42'

68.23'

92.42'

68.23'

92.42'

68.23'

92.42'

68.23'

92.42'

Existing Fence 300' 16' 29" E

102.52'

Existing Fence

Existing Fence

Existing Fence

31.56'

1' WITNESS CORNER
S00°09'15"E OF C

9.18'

L46 L47
L48 L49

OCK
FINE