

Fence Permit

PERMIT #

14868

FEE \$10.00

Community Development Department 250 North 5th Street Grand Junction, CO 81501 Phone: (970) 244-1430 FAX (970) 236-4031

Property Address: 3091 Aberdeen Ln
Property Tax No: 2943-161-30-001
Subdivision: Dakota West Sub,
Property Owner: David & Bronwyn malott
Owner's Telephone: 243-9259
Owner's Address: <u>Same as property address</u>
Contractor's Name: Henni Fencing
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: <u>Cedar pravicy fence le ft</u>
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

SPECIAL CONDITIONS	from center of ROW, whichever is greater.		
	Side \underline{O}° from PL Rear $\underline{O'}$ 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 BIMM & Malit	
Community Development's Approval Clay Hall	
City Engineer's Approval (if required)	

Date_ Date

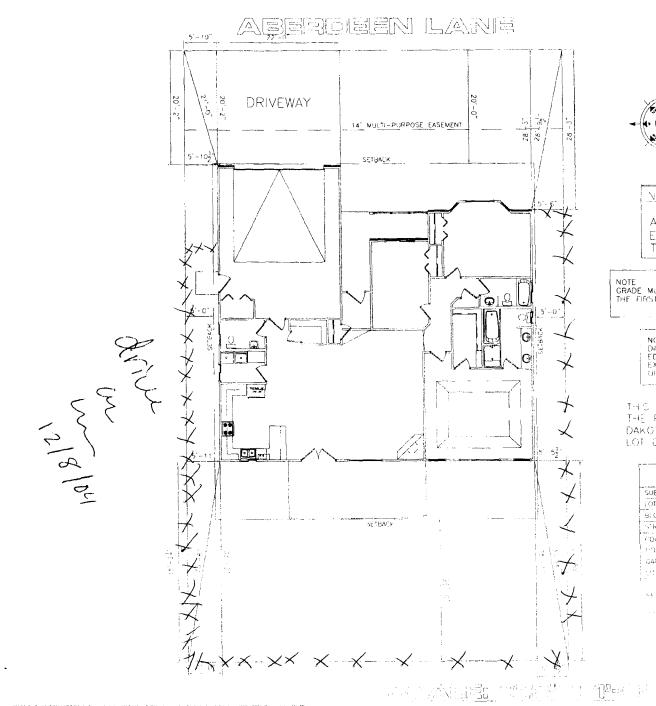
Date_

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

(White: Community Development)

(Yellow: Applicant)

(Pink: Code Enforcement)



LOCATE AND IDENTIFY ATTEX PROPERLY ICANTS PLANNING KS MUST BE EASEMENTS NOTE BUILDER TO VERIEY ALL SETBACK AND FASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION NOTE GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10" OF DISTANCE PER LOCAL BUILDING CODE: NOTE DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTO, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION. THIS LOT WAS DRAWN FROM THE PRESIMINARY PLAN FOR DAKOTA WEST SUBDIVISION. LOT DIMENSIONS ARE ESTIMATED.

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SUBDIVISION NAME	DAKOTA WEST
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BLOCK NUMBER	
WREET ADDRESS	- ABENDIA LAN
COUNTY	Δ.···Δ
HOUSE HIVE SO FE	966
GARAGE SQL i I	- 87 J
SN 174	1140 ye
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ELOWORED INSTRUCTION & LONG TRUCTION (DOWORK) A WEST BE SZYSTECT DVQ, 2017 OF 2004 OF 48 OF 2017 (MAND: 1800)49 LASB DF ...OPTIMA