

Public Works & Planning Department
250 North 5th Street
Grand Junction, CO 81501
Phone: (970) 244-1430 FAX: (970) 256-4031

Fee \$10.00

Property Address: 353 Serpents Trail Drive
Property Tax No: 2945-192-17-004
Subdivision: Canyon Rim
Property Owner: Paul Bauman
Owner's Telephone: (970) 241-8424
Owner's Address: 353 Serpents Trail Drive
Contractor's Name: J&S Fence Company, Inc.
Contractor's Telephone: (970) 243-2723
Contractor's Address: 2886 I-70 Bus. loop, Grand Jct., CO 81501
Fence Material & Height: 6' high, PVC

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 PLANNING STAFF

ZONE <u>R-2</u>	SETBACKS: Front <u>20</u> from property line (PL) or
SPECIAL CONDITIONS _____	_____ from center of ROW, whichever is greater.
_____	Side <u>0</u> from PL Rear <u>0</u> 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 Public Works & Planning 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.

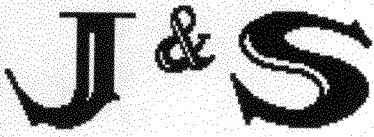
Applicant's Signature Eric Downay Date 11/13/08
Planning Approval Sybil Reynolds Date 11/13/08
City Engineer's Approval (if required) _____ Date _____

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

(White: Planning)

(Yellow: Applicant)

(Pink: Neighborhood Services)



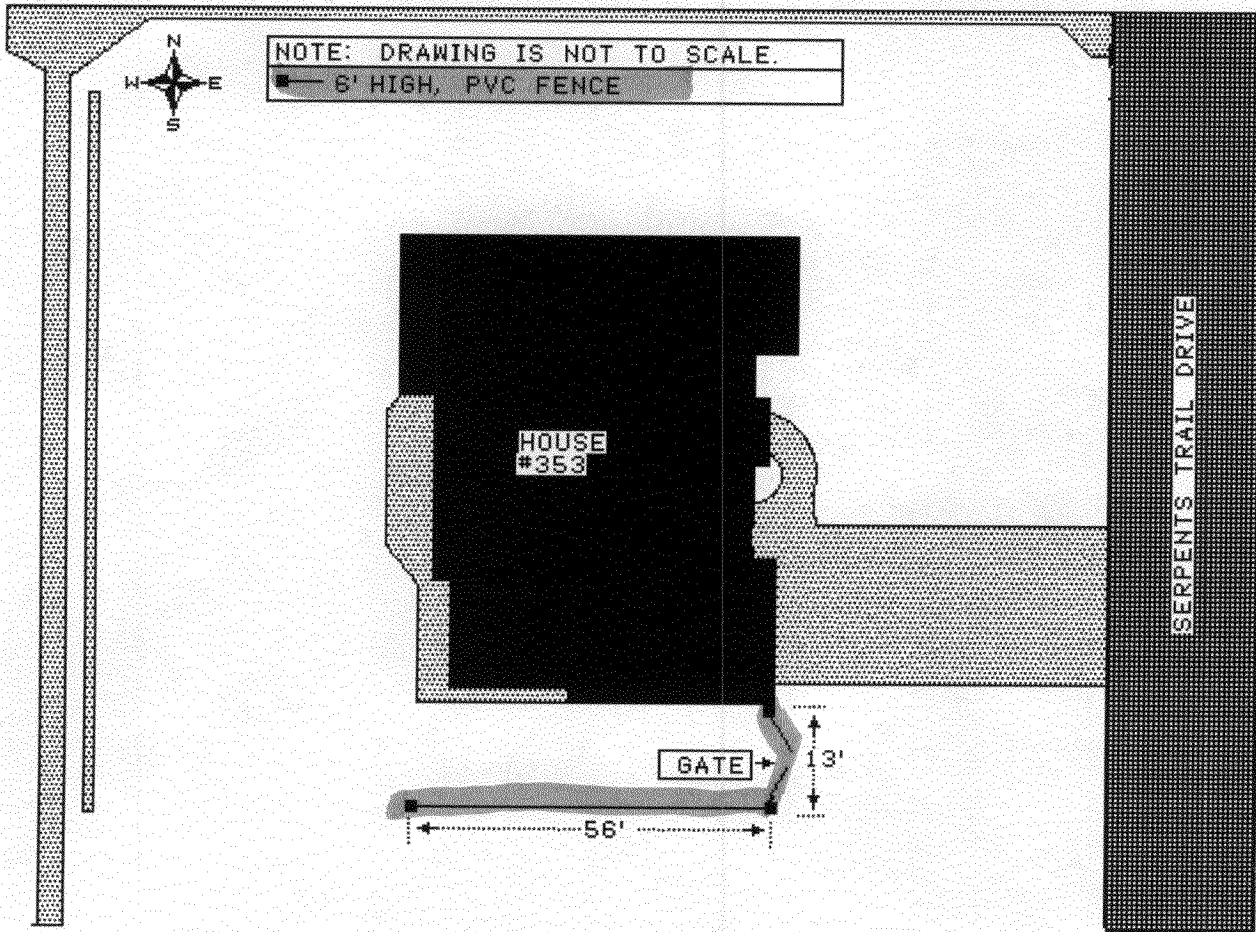
J & S FENCE COMPANY INC.
2886 I-70 BUSINESS LOOP
GRAND JUNCTION, COLORADO 81501
(970) 243-2723 (FAX) 243-2735

PERMIT # 15340

PROPERTY

OWNER:

PERMIT # 15340



10/09/2008

City of Grand Junction GIS City Map ©

15340

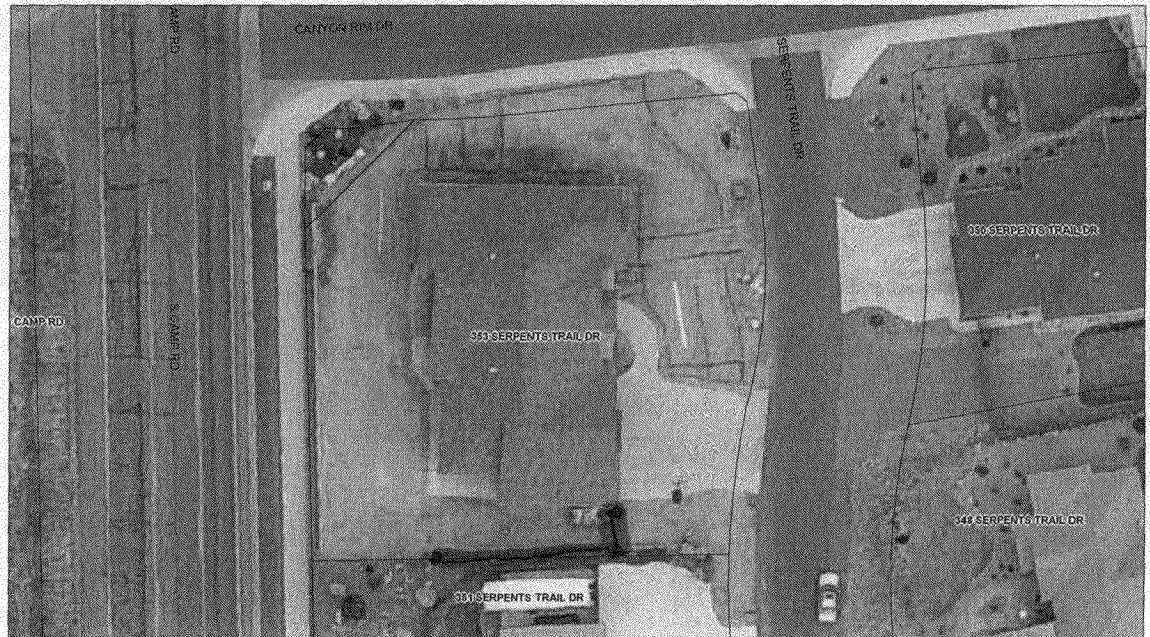
Parcels
□ Address Label

Air Photos
■ 2008 Photos

— Highways

— Street Labels

City Limits
■ Grand Junction
■ Fruita
■ Palisade
□ Mesa County



SCALE 1 : 713

