

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: 2810 S. Niagara Circle

Property Tax No: 2943-182-20-017

Subdivision: Niagara Village

Property Owner: Chester Dritchett

Owner's Telephone: (970) 858-4125

Owner's Address: 1343 M 1/4 Rd Loma, CO

Contractor's Name: owner

Contractor's Telephone: same

Contractor's Address: same

Fence Material & Height: chain link - 4'

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 PD SETBACKS: Front _____ from property line (PL) or
SPECIAL CONDITIONS _____ from center of ROW, whichever is greater.
Side _____ 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 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 Chester W. Dritchett Date 5-18-09

Planning Approval Gaylen Henderson Date 5-19-09

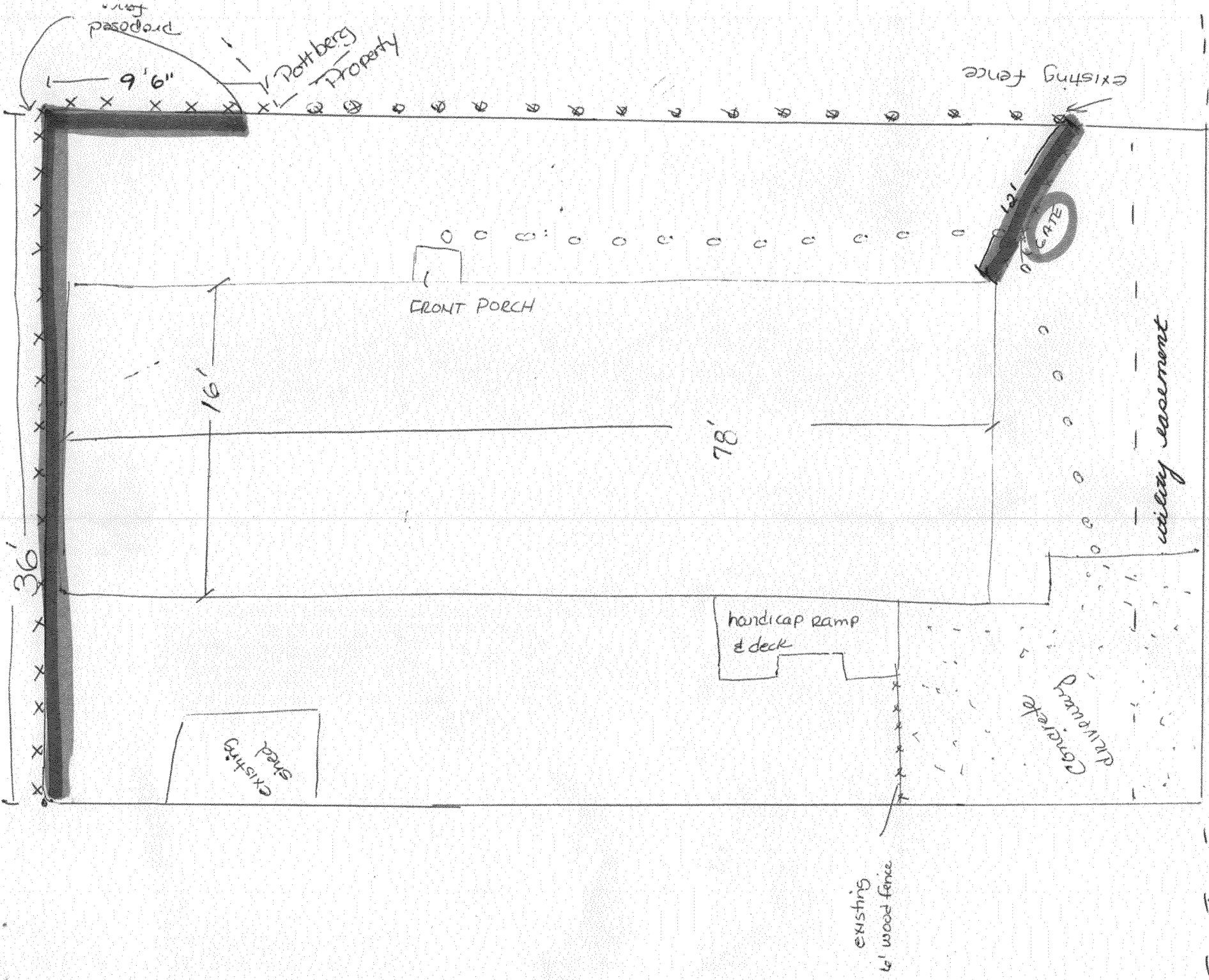
City Engineer's Approval (if required) _____ Date _____

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)



50 Niagara Circle

City of Grand Junction GIS Master Map ©

201 Persigo Service Area

Traffic Cameras

- 5th St. Overpass
- Grand Ave. & 12th St.
- Grand Ave. & 1st St.
- 170B & 25 Road
- North & 12th St
- North & 1st St
- North & 29 Rd
- North & 7th St
- Patterson & 29 Rd
- Patterson & 7th St
- Riverside Parkway
- Patterson & 29 Rd

Parcels

□ Address Label

Air Photos

2008 Photos



SCALE 1 : 396

