

FEE \$10.00

PERMIT # 12757



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 25rd & Hayes
PROPERTY TAX NO: 2945-032-00-114
SUBDIVISION: Colonial Heights Sub
PROPERTY OWNER: Blue Star Inv
OWNER'S PHONE:
OWNER'S ADDRESS:
CONTRACTOR NAME: Don Koppes
CONTRACTOR'S PHONE: 970-874-1826
CONTRACTOR'S ADDRESS: 1570 H-50 rd Delta
FENCE MATERIAL & HEIGHT: 6' Board Fence

PLOT PLAN

See attached
from file

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 RMF-5	SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater.
SPECIAL CONDITIONS (per file) placed 6" inside property line lots 1-7	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 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 Don Koppes

Community Development's Approval Gayleen Henderson

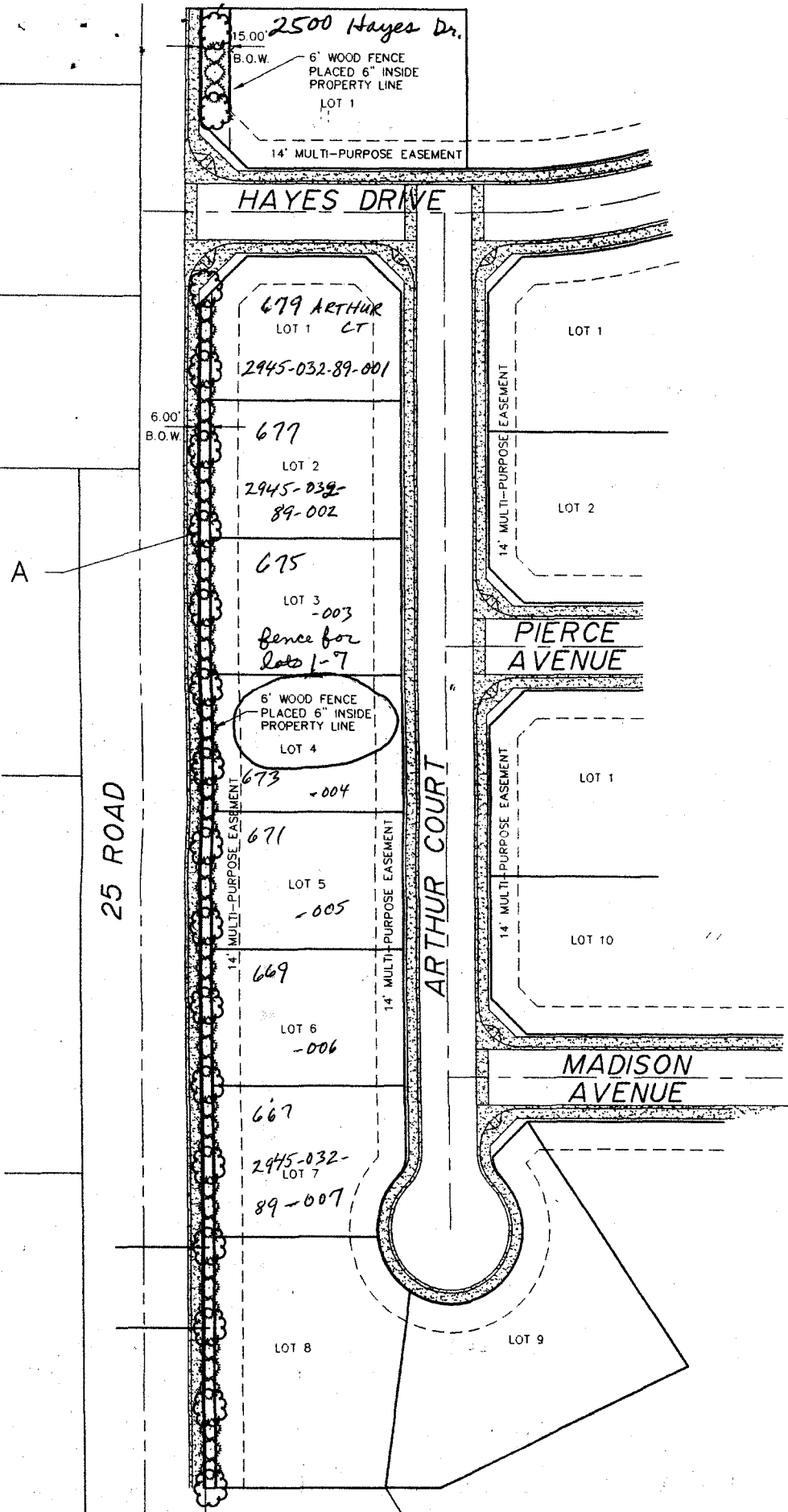
City Engineer's Approval (if required) _____

Date 3/1/04

Date 3-1-04

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)



A

25 ROAD

2500 Hayes Dr.

6' WOOD FENCE PLACED 6" INSIDE PROPERTY LINE

14' MULTI-PURPOSE EASEMENT

HAYES DRIVE

679 ARTHUR LOT 1 CT

2945-032-89-001

677

2945-039-89-002

675

-003
fence for lots 1-7

6' WOOD FENCE PLACED 6" INSIDE PROPERTY LINE

673

671

-005

669

-006

667

2945-032-89-007

LOT 8

LOT 9

LOT 1

LOT 2

PIERCE AVENUE

LOT 1

LOT 10

MADISON AVENUE

LOT 22

MADIS AVENUE

14' MULTI-PURPOSE EASEMENT