

FEE \$10.00

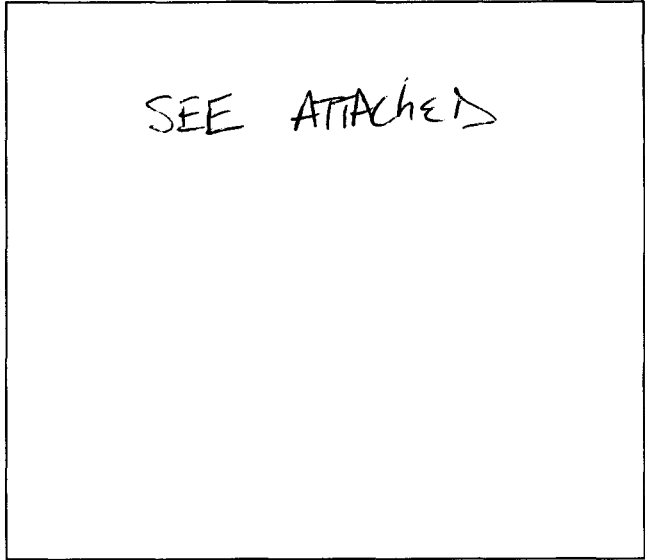
PERMIT # 11001



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN



PROPERTY ADDRESS 2697 E. YUCATAN CT.
TAX SCHEDULE NO. 2701-264-27-002
PROPERTY OWNER MARK + Robin BUCHANAN
OWNER'S PHONE (970) 256-9779
OWNER'S ADDRESS 2697 E. YUCATAN CT.
CONTRACTOR OWNER
CONTRACTOR'S PHONE OWNER
CONTRACTOR'S ADDRESS OWNER
FENCE MATERIAL CEDAR (6" BOARDS)
FENCE HEIGHT 4 FT AND 6 FT

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).

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-5
SPECIAL CONDITIONS Amended fence permit to 6' on fence height see attached photo
SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater.
Side 3' from PL Rear 5' 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 5-5-5B 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.

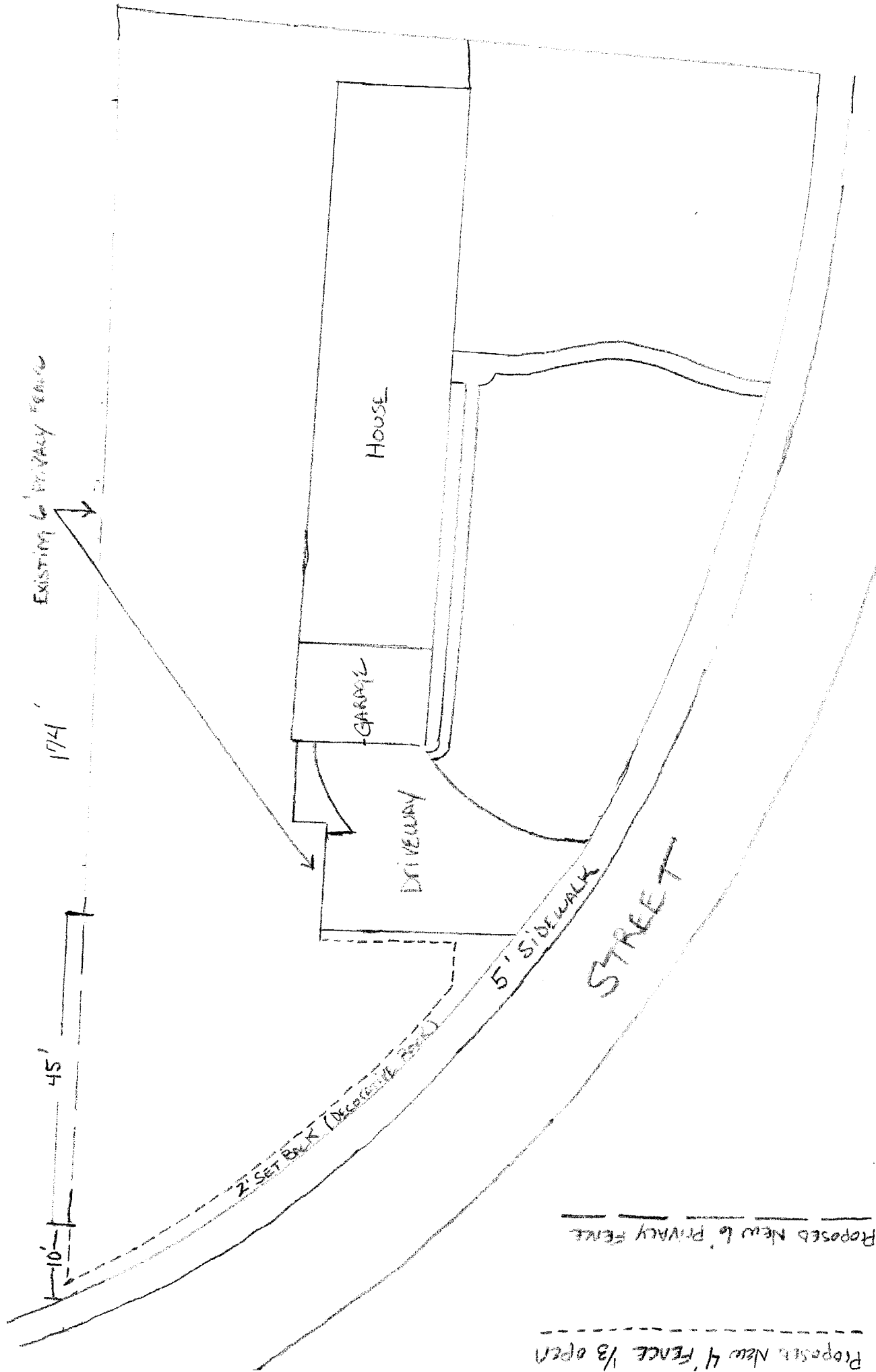
I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature [Signature]
Community Development's Approval [Signature]
City Engineer's Approval (if required) N/A

Date 4-30-00
Date 5/26/00 - 3-28-05
Date

OPEN SPACE

OPEN SPACE



Proposed New 4' Fence 1/3 Open

Proposed New 6' Privacy Fence

City of Grand Junction GIS Zoning Map ©

Airport Zones

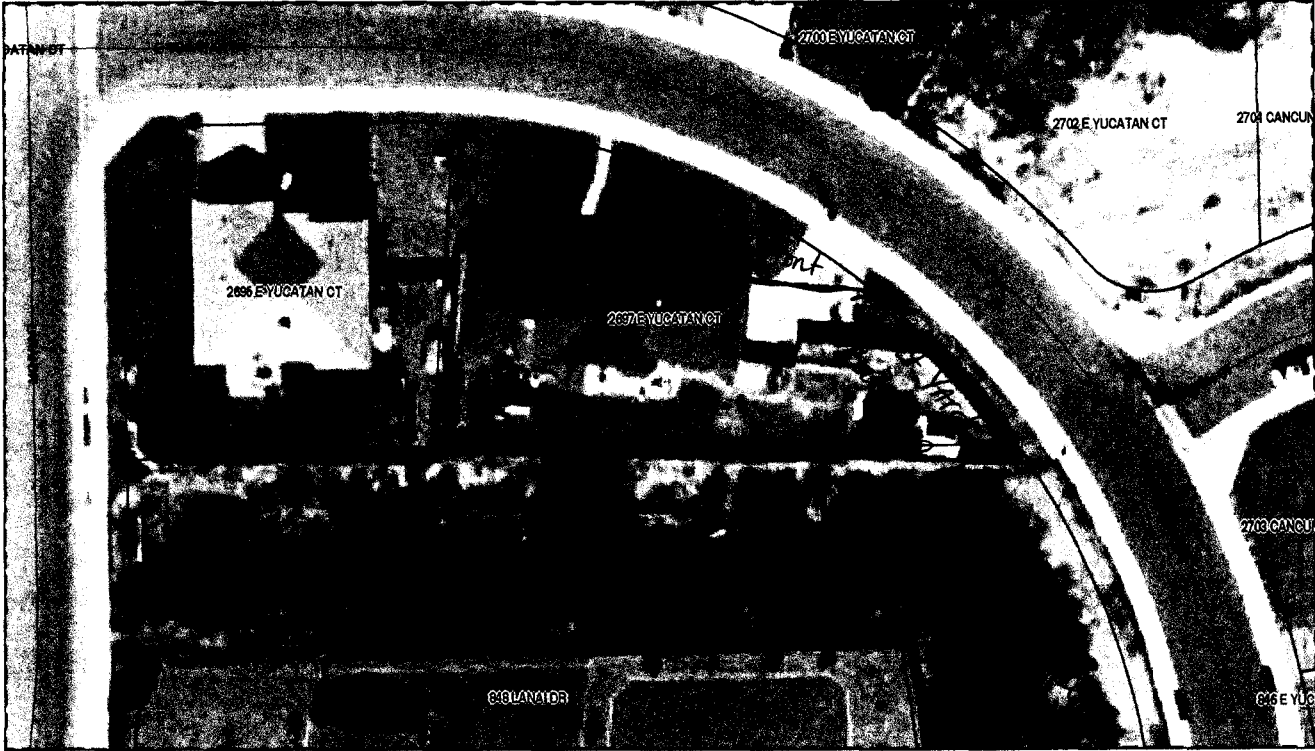
- AIRPORT ROAD
- - CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY
- Zoom in for Noise Contors

Airport Noise Contours

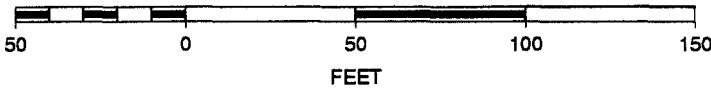
- 60 db
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- 70 db
- 75 db

Secondary Zoning

- RSF-4
- RMF-8
- R-O
- C-1
- C-2
- I-1
- I-2
- MII



SCALE 1 : 680



256-4114

