

FEE \$10.00

PERMIT # 10682



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

EX

1 way split rail 14' 20'

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 2037 Wrangler Ct

TAX SCHEDULE NO 2947-152-31-001

PROPERTY OWNER Marty Johnson

OWNER'S PHONE 256-9459

OWNER'S ADDRESS \_\_\_\_\_

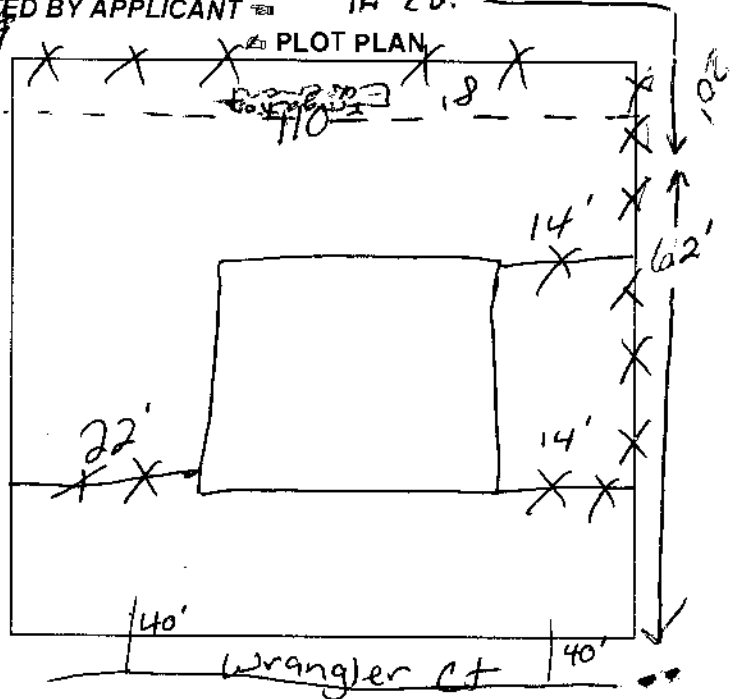
CONTRACTOR Marangtha Fencing

CONTRACTOR'S PHONE 970-241-9303

CONTRACTOR'S ADDRESS Po Box 9220 GJ 81501

FENCE MATERIAL Cedar

FENCE HEIGHT 6'-112' / 3' split rail - 122.4'



Independence Park, Pl. 1, BK 3

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 R 2.4

SPECIAL CONDITIONS \_\_\_\_\_

SETBACKS: Front 25' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater.

Side 10' from PL Rear 20' 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 Dana Welker

Community Development's Approval Peter Pitt

City Engineer's Approval (if required) \_\_\_\_\_

Date 11-24-99

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Date \_\_\_\_\_

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)