

FEE \$10.00

PERMIT # 11785

AC



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 440 Tuslany Ct.
TAX SCHEDULE NO. 2945-183-09-003
PROPERTY OWNER William Fitzgerald
OWNER'S PHONE 241-6694
OWNER'S ADDRESS 440 Tuslany
CONTRACTOR Infinity Builders
CONTRACTOR'S PHONE 234-2455
CONTRACTOR'S ADDRESS 540 Red Tail Ct.
FENCE MATERIAL cedar
FENCE HEIGHT 4' ± 5'

see attached

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 RSF-4
SPECIAL CONDITIONS

SETBACKS: Front from property line (PL) or 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 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 Melanie Loch
Community Development's Approval [Signature]
City Engineer's Approval (if required)

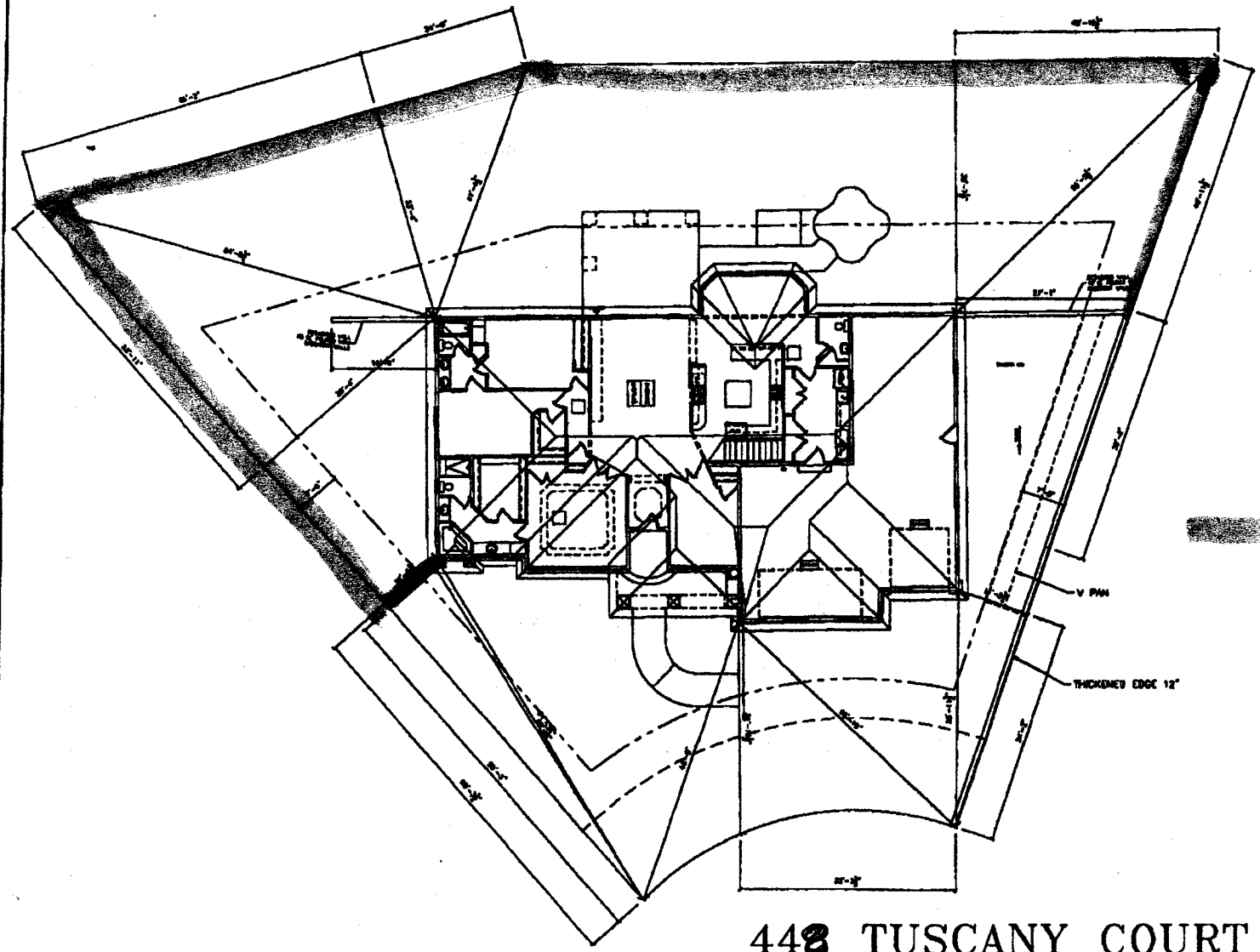
Date 7/19/07
Date 7/19/07
Date


VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

NOTICE:
IT IS THE RESPONSIBILITY OF THE OWNER OR BAKER TO VERIFY DETAILS
AND DIMENSIONS PRIOR TO CONSTRUCTION.

THE RENAISSANCE IN THE REDLANDS

BLOCK THREE
LOT 3



 = 4' Fence line

442 TUSCANY COURT

FEB-01-01 THU 04:15 AM

P.01

448 Tuscany Ct. - Proposed Fence
smallest pickets are 4' - all pickets are cedar.

