FEE $10.00

PERMIT # 11927

FENCE PERMIT
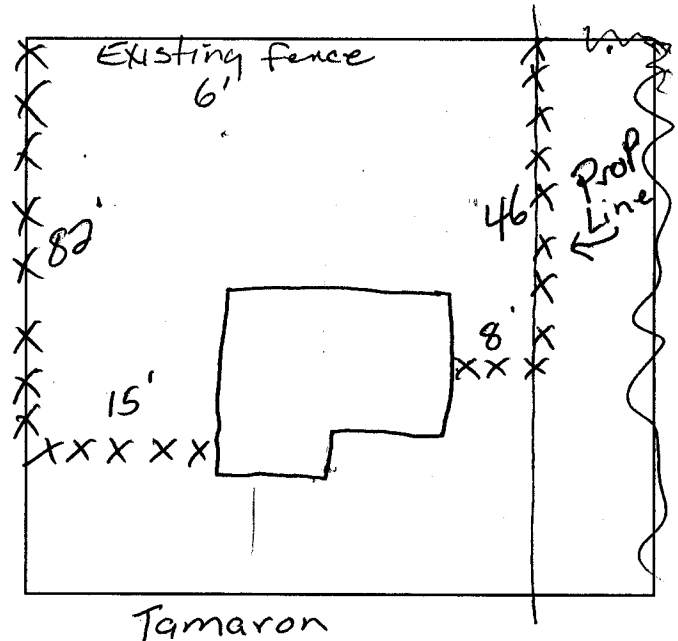### GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

☞ *THIS SECTION TO BE COMPLETED BY APPLICANT* ☜

PROPERTY ADDRESS _646 Tamaron Ct Dr._

TAX SCHEDULE NO _____

PROPERTY OWNER _Steve Urbach_

OWNER'S PHONE _243-9578_

OWNER'S ADDRESS _____

CONTRACTOR _Maranatha Fence_

CONTRACTOR'S PHONE _970-241-9303_

CONTRACTOR'S ADDRESS _PmB 9220 GJ 81501_

FENCE MATERIAL _1x6x6' Cedar_

FENCE HEIGHT _6'_

⚐ **PLOT PLAN**

Tamaron

✐ **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_

SPECIAL CONDITIONS _____

_____

SETBACKS: Front _20/25_ from property line (PL) or

_____ from center of ROW, whichever is greater.

Side _5/3_ from PL   Rear _25/5_ 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 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 _Kenny Welker_   Date _9-24-02_

Community Development's Approval _Wendy Dunn_   Date _9/25/02_

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: Customer)*   *(Pink: Code Enforcement)*