

FEE \$10.00

PERMIT # 12469



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 2201 Canyon Rim Drive
PROPERTY TAX NO: 2945-192-17-004
SUBDIVISION: Canyon Rim Subdiv
PROPERTY OWNER: BTB Custom Homes
OWNER'S PHONE: 970-234-2222
OWNER'S ADDRESS: 2141 Redcliff Circle
CONTRACTOR NAME: Taylor Fence Co
CONTRACTOR'S PHONE: 970-241-1473
CONTRACTOR'S ADDRESS: 832 2 1/2 Road
FENCE MATERIAL & HEIGHT: 4' Cedar
PLOT PLAN
See Attached

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-2
SPECIAL CONDITIONS Perimeter Fence approved w/ Canyon Rim
SETBACKS: Front 0' from property line (PL) or from center of ROW, whichever is greater.
Side 0' from PL Rear 0' 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.

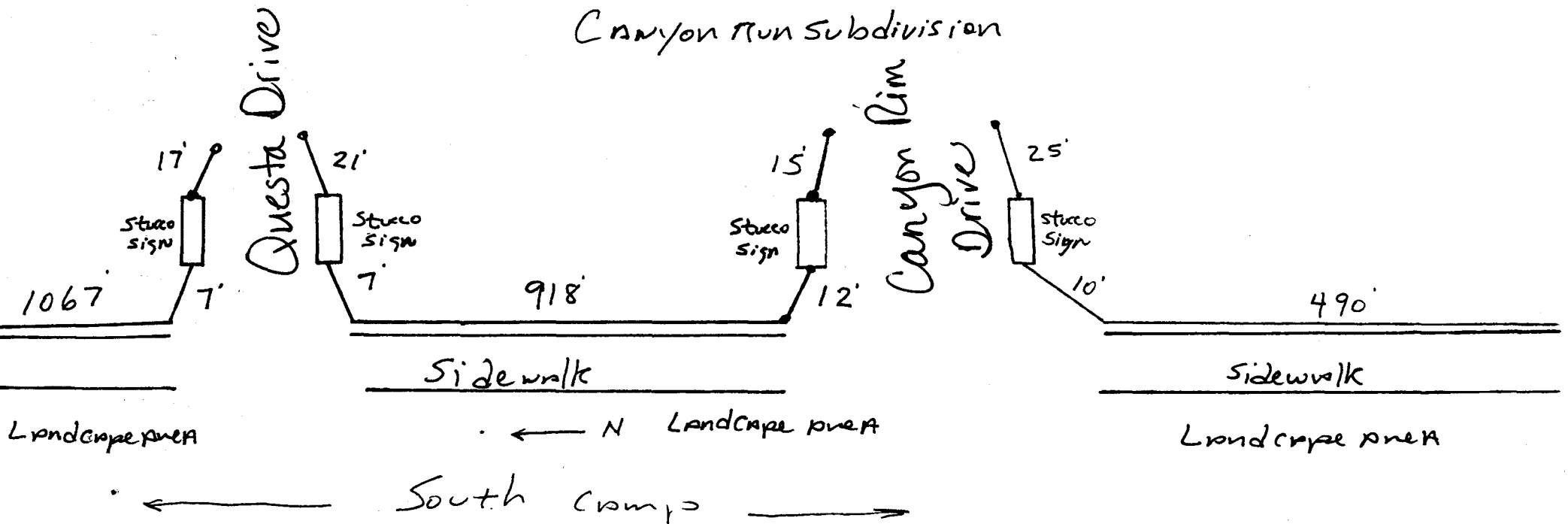
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature: [Signature] Date: 8-7-03
Community Development's Approval: [Signature] Date: 8/7/03
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)

Fence will be 6" Behind sidewalk

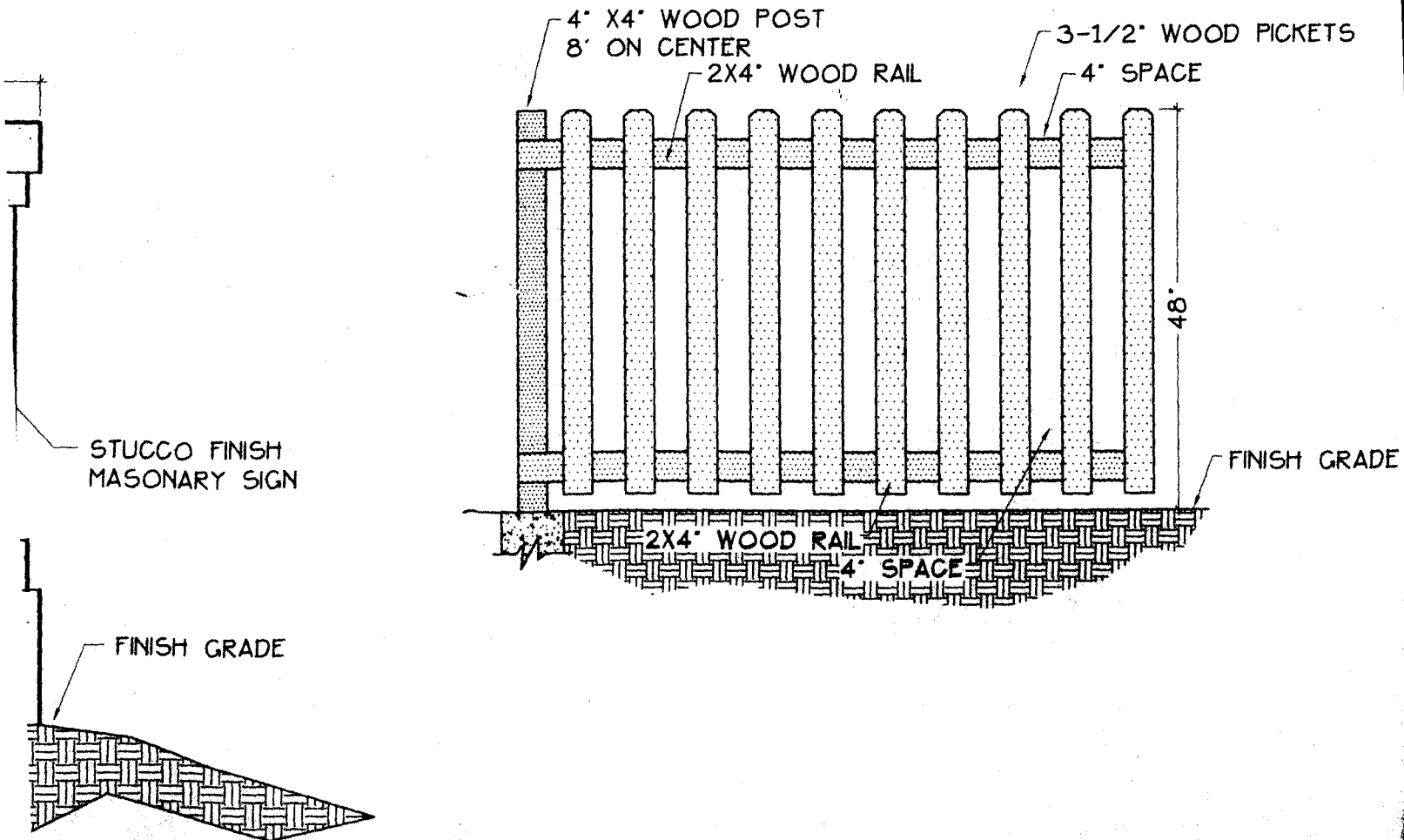
### Canyon Run Subdivision



# ENTRY AREA LAYOUT

**D**  
**1**

**FENCE DETAIL**  
**NOT TO SCALE**



B. D. N. M.