FEE \$10.00	PERMIT # 13139
	PERMIT
Side yard pene	es por each lot in Sub
	DMPLETED BY APPLICANT
PROPERTY ADDRESS: 416 B Broken Arrow	TYpical Lot in Subdivision
PROPERTY TAX NO: 2943-174-25-008	plant to the subarristory of
SUBDIVISION: FLINTRIDGE	K reme
PROPERTY OWNER: TML	
OWNER'S PHONE: THAT 245-9271	ETT ETT
OWNER'S ADDRESS:	~ 445, * ~
CONTRACTOR NAME: George Schultz	
CONTRACTOR'S PHONE: 970 9860430	
CONTRACTOR'S ADDRESS: 853 WHITE GJ	
FENCE MATERIAL & HEIGHT CEDER 6'	
Plot plan must show property lines and property dimensions, property lines, & fence height(s). NOTE: PROPERTY LINE IS I	all easements, all rights-of-way, all structures, all setbacks from LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.
THIS SECTION TO BE COMPLETED BY COM	
THIS SECTION TO BE COMPLETED BY COM	
ZONE KMY-S	SETBACKS: Front <u>20</u> from property line (PL) or
SPECIAL CONDITIONS POINT is for	from center of ROW, whichever is greater.
Chence on perimeter 1	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 4.1.J of the Grand Junction Zoning and Development Code).

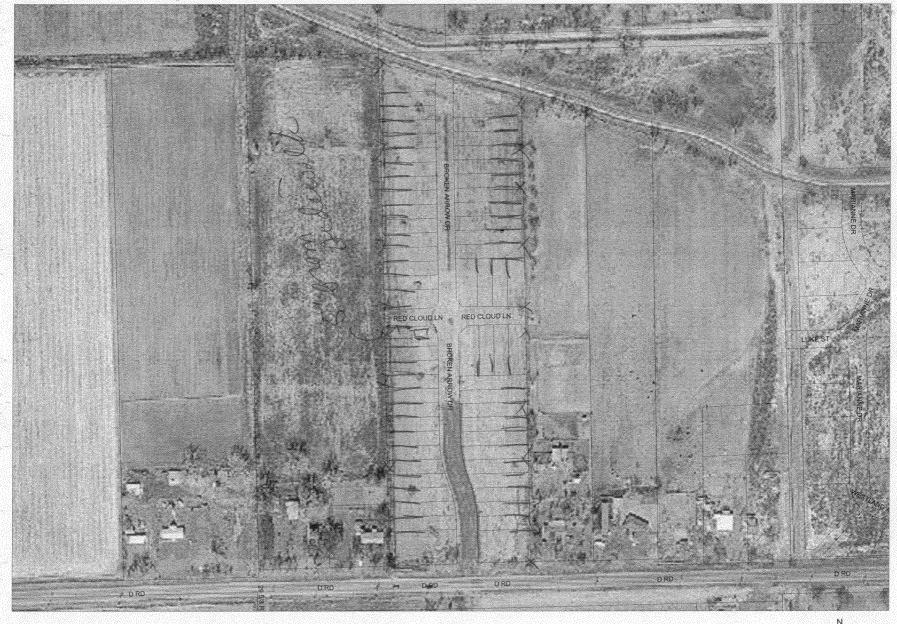
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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.

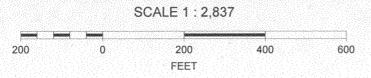
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant's Signature	Date 6 May of
Community Development's Approval <u>C 1 ayl Hall</u>	Date $5/6/04$
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)

City of Grand Junction GIS Zoning Map







Thursday, May 06, 2004 11:20 AM