



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

side yard fences for each lot in sub

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 416 B Broken Arrow
PROPERTY TAX NO: 2943-174-25-008
SUBDIVISION: FLINT RIDGE
PROPERTY OWNER: TML
OWNER'S PHONE: TML 245-9271
OWNER'S ADDRESS:
CONTRACTOR NAME: George Schwitz
CONTRACTOR'S PHONE: 970 9860430
CONTRACTOR'S ADDRESS: 853 WHITE W
FENCE MATERIAL & HEIGHT: CEDAR 6'
PLOT PLAN: Typical Lot in Subdivision

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE Rmf-5
SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS Permit is for 6' fence on perimeter for each side yard in the subdivision
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 6 May 04
Community Development's Approval [Signature] 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



SCALE 1 : 2,837

