

FEE \$10.00

PERMIT # 13376



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

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THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 459 North Ave.	PLOT PLAN
PROPERTY TAX NO: 2945-142-04-008	
SUBDIVISION:	
PROPERTY OWNER: Frizell	
OWNER'S PHONE:	
OWNER'S ADDRESS:	
CONTRACTOR NAME: Alpine Bank (Clay Tufly)	
CONTRACTOR'S PHONE: 254-2701	
CONTRACTOR'S ADDRESS: 2424 Fed 61 CO 81505	
FENCE MATERIAL & HEIGHT: 6' - chain	

See Attached
Contact

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 C-1 SETBACKS: Front _____ from property line (PL) or
 SPECIAL CONDITIONS No charge on this permit since fence is temporary 1-5 months. _____ 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 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 _____ Date 10/22/04

Community Development's Approval Yasha Aragon / per Juy Date 10/22/04

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)

Map1

Airport Zones

- AIRPORT ROAD
- CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

Zoom in for Noise Contors

Flood Plain Information

- 100-Year Floodplain
- 500-Year Floodplain
- Floodway
- Outside 500-Year Floodplain
- Outside Study Area
- Revised 100-Year Floodplain
- Revised 500-Year Floodplain
- Revised Floodway

Zoom in for Zoning

Palisade Grand Jct Buffer Zone

Fruita / Grand Junction Buffer



SCALE 1 : 554

