

FEE \$10.00

PERMIT # 13253

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 624 30 Road

PROPERTY TAX NO: ~~2943-0483-0~~ 2943-048-00-150

SUBDIVISION: Monarch Glen

PROPERTY OWNER: Just Companies

OWNER'S PHONE: 245-9316

OWNER'S ADDRESS: 2505 Foresight Cir #A

CONTRACTOR NAME: Taylor Fence

CONTRACTOR'S PHONE: 241-1473

CONTRACTOR'S ADDRESS: 832 2 1/2 Rd

FENCE MATERIAL & HEIGHT: 5 1/2 + 6' Wood

PLOT PLAN

See Attached

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 RSF-4 SETBACKS: Front 5' from property line (PL) or adjacent to 30' Rd from center of ROW, whichever is greater.

SPECIAL CONDITIONS FP-2004-0739
FP-2003-198 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 Donna M. Mathews

Date 8-25-04

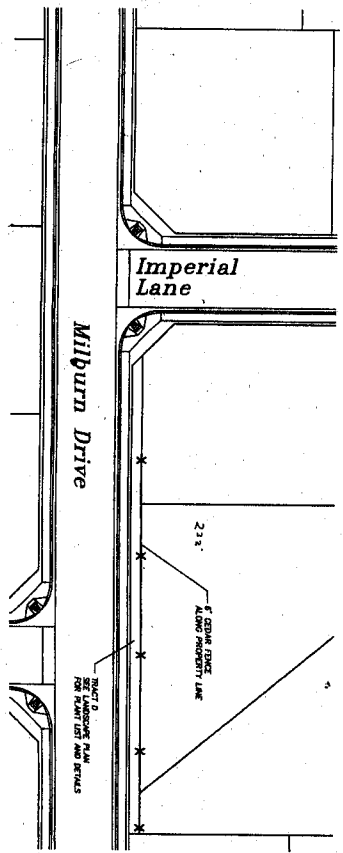
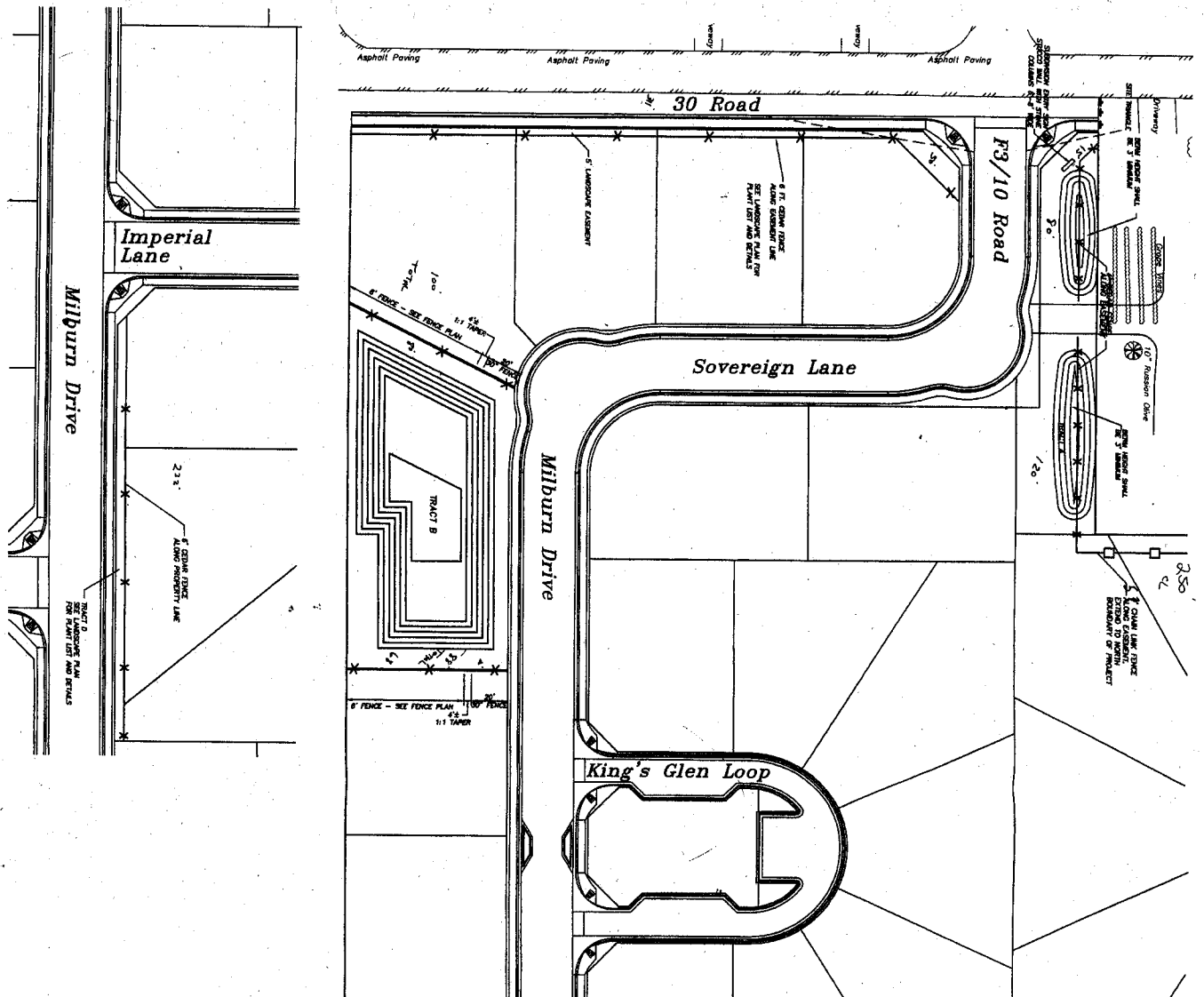
Community Development's Approval Pat C...

Date 8-30-04

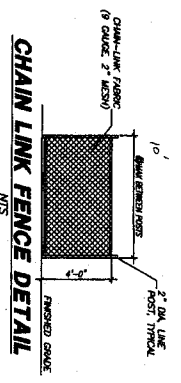
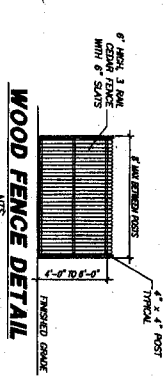
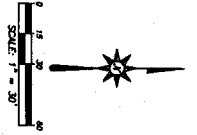
City Engineer's Approval (if required) [Signature]

Date 8-25-04

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)



- GENERAL NOTES**
1. 6 FOOT CHAIN LINK FENCE SHALL BE CONSTRUCTED OF 6 INCH WIDE DOG EARED CHAIN LINK FENCE WITH 2" DIA. LINE POSTS AND 4" X 4" TOP MOULD AND BOTTOM RAIL. POSTS SHALL BE SPACED AT NO MORE THAN 8 FEET.
 2. 4 FOOT CHAIN LINK FENCE SHALL BE CONSTRUCTED OF 4 INCH WIDE DOG EARED CHAIN LINK FENCE WITH 2" DIA. LINE POSTS AND 4" X 4" TOP MOULD AND BOTTOM RAIL. POSTS SHALL BE SPACED AT NO MORE THAN 8 FEET.
 3. 4 FOOT CHAIN LINK FENCE SHALL BE CONSTRUCTED OF SCHEDULE 40 STEEL POSTS, TOP RAIL AND 2" DIAMOND GAUGE CHAIN LINK FABRIC. POSTS SHALL BE SPACED AT NO MORE THAN 10 FEET.
- 1 1/2" S.P. SPEC.



ADD CD
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