



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 713 Spanish Trails Dr

PROPERTY TAX NO: 2701-333-03-013

SUBDIVISION: Spanish Trails

PROPERTY OWNER: Ryan Mizushima

OWNER'S PHONE: (970) 270-1976

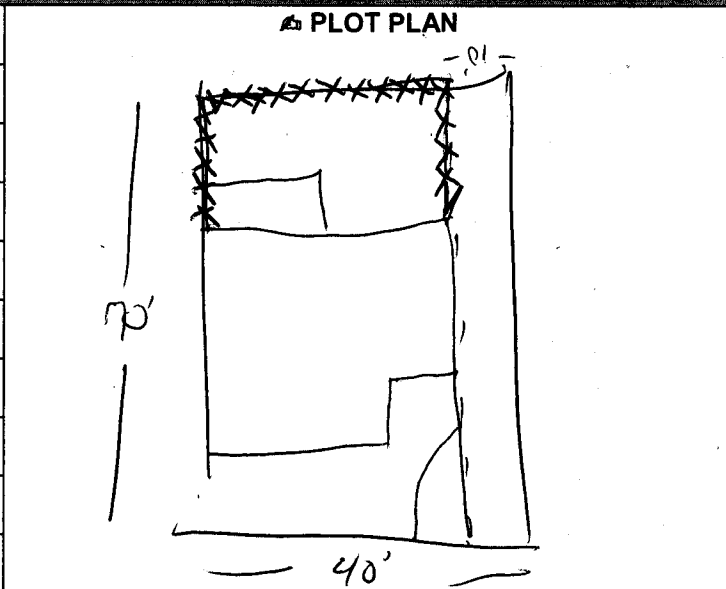
OWNER'S ADDRESS: 713 Spanish Trails Dr

CONTRACTOR NAME:

CONTRACTOR'S PHONE:

CONTRACTOR'S ADDRESS:

FENCE MATERIAL & HEIGHT: Cedar under 6ft.



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 RD SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater.

SPECIAL CONDITIONS 10' easement can't be fenced. Side 10' 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 Ryan Mizushima Date 5-26-04

Community Development's Approval Theresa Pragon Date 5-26-04

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)