

12753

FENCE PERMIT



GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

LETHIS SECTION TO BE C	ON 144 PART DATA (1214 U.C.) 115
PROPERTY ADDRESS: 3430 PONDERSON CA	△ PLOT PLAN
PROPERTY TAX NO: 2945-014-15-03	7
SUBDIVISION: Spring Uplley	
PROPERTY OWNER: KETH CUTTER	see attached
OWNER'S PHONE: 243-6436	Jose Milana
OWNER'S ADDRESS: 7430 Ponders GA CT	
CONTRACTOR NAME: SAME	
CONTRACTOR'S PHONE: 5 A m	
CONTRACTOR'S ADDRESS: Same	
FENCE MATERIAL & HEIGHT: WOOD. GF	
♠ 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.	
A THE STEP REPORTED THE FACION	JUNITY DEVELOPMENT DEPARTMENTS (4EF94); A. P.
ZONE $RMF-5$	SETBACKS: Front from property line (PL) or
SPECIAL CONDITIONS	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.	
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