

FEE \$10.00

PERMIT # 14725

FENCE PERMIT  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 310 Music Lane  
Property Tax No: 2945-023-19-002  
Subdivision: Northridge Est. Filing 1  
Property Owner: W. Bruce Phillips JOB #164  
Owner's Telephone: (970) 245-3004  
Owner's Address: 310 Music Lane  
Contractor's Name: J & S Fence Company, Inc.  
Contractor's Telephone: (970) 243-2723  
Contractor's Address: 2886 I-70 Business Loop, Grand Junction, CO 81501  
Fence Material & Height: 6' Cedar Privacy

Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, and 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 20' from property line (PL) or  
SPECIAL CONDITIONS from center of ROW, whichever is greater.  
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 Eric Downey Date 9/23/05  
Community Development's Approval Baylen Henderson Date 9-27-05  
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 City Map ©

## Parcels

 Address Label

## Air Photos

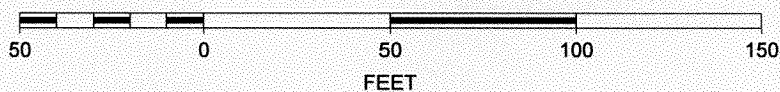
 2002 Photos

 Highways

 Street Labels



SCALE 1 : 621



NOTE: DRAWING IS NOT TO SCALE.

