

FEE \$10.00



PERMIT # 13867

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 405 Altamira Ct, Grand Junction Ct 81503
Property Tax No: 2945-183-04-016
Subdivision: Trails West
Property Owner: Kate Grosso / Rachel Smith
Owner's Telephone: 970-263-0986
Owner's Address: 405 Altamira Ct Grand Junction CO 81503
Contractor's Name: Dave Pruessing
Contractor's Telephone: 858-9247
Contractor's Address: 525 Oak, Fruita, CO 81521
Fence Material & Height: 6ft concrete block / stucco covered

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
SPECIAL CONDITIONS
SETBACKS: Front from property line (PL) or from center of ROW, whichever is greater.
Side from PL Rear 2 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.

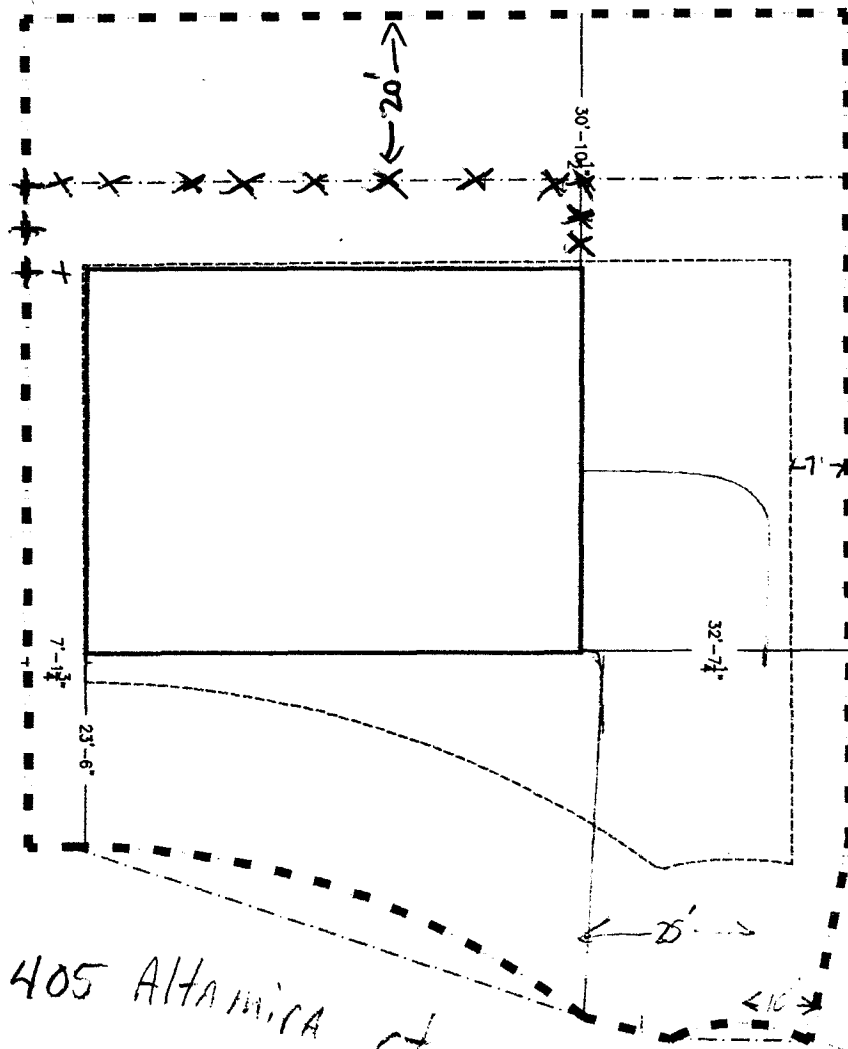
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature Rachel K Smith Date 7/28/05
Community Development's Approval Gayle Henderson Date 7-28-05
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)

South Camp Rd



405 Altamira Ct.

ACCEPTED KP 9/18/98
 ANY CHANGES OR ADDITIONS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. THIS PLAN IS THE USER'S
 RESPONSIBILITY TO VERIFY
 LOCATE AND IDENTIFY ALL ELEMENTS
 AND PROPERTY LINES.

TRAILS WEST VILLAGE

Block 1

Lot 3

Altamira Court

Drive OK
 Rick Davis
 9-18-98