

FEE \$10.00

PERMIT # 14412

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2075 Raindance ct.
Property Tax No: 2947-151-53-003
Subdivision: Independence Ranch
Property Owner: Cory Hoeker
Owner's Telephone: 303 358-4008
Owner's Address: 10509 Jaguar Point, Littleton, CO 80124
Contractor's Name: Mike Zag, Zag Built LLC
Contractor's Telephone: 970 260 9808
Contractor's Address: 695 25 Rd., 6J, CO 81505
Fence Material & Height: Stucco, 6 foot

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 PD 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.

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 [Signature]

Date Nov. 2, 05

Community Development's Approval [Signature]

Date 11-2-05

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)

$\Delta = 47^{\circ}21'10''$
 $R = 48.07'$
 $L = 61.39'$
 $C = 68.74'$
 $B = 89^{\circ}24'40''$

RAINDANCE COURT



LOT 3 BLOCK 1
6.26 AC
BLDG. SHED
6.13 AC

8" WIRE X 8" HIGH
STUCCO FENCE

6' High
8' wide

2' of RC property line

Carth Porter

