

FEE \$10.00

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PERMIT #

14391

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

81505

Property Address: 727 Monument View Dr, Grand Junction Co

Property Tax No: 2701-334-17-015

Subdivision: North Valley

Property Owner: Billion Sormani

Owner's Telephone: 970-242-0661

Owner's Address: same

Contractor's Name: _____

Contractor's Telephone: _____

Contractor's Address: _____

Fence Material & Height: Vinyl 4' posts (3' fence)

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 RMF-5 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 Billion Sormani

Date 10/12/05

Community Development's Approval Ulrike Wagner

Date 10/12/05

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 Zoning Map ©

Airport Zones

- AIRPORT ROAD
- - CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY
- Zoom in for Noise Contors

Airport Noise Contours

- 60 db
- 65 db
- 70 db
- 75 db

Flood Plain Information

- 100-Year Floodplain
- 500-Year Floodplain
- Floodway
- Outside 500-Year Floodplain
- Outside Study Area
- Revised 100-Year Floodplain
- Revised 500-Year Floodplain
- Revised Floodway
- ZOOM IN FOR ZONING



SCALE 1 : 550

