

FEE \$10.00

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PERMIT # 13568

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 748 NORTH 1ST ST. GRAND JCT.
Property Tax No: 294514224012
Subdivision:
Property Owner: FUOCO INVESTMENTS LLC
Owner's Telephone: (970)242-1571
Owner's Address: 741 NORTH 1ST ST. GRAND JCT.
Contractor's Name: FCI CONSTRUCTORS INC.
Contractor's Telephone: (970)434-9093
Contractor's Address: 3070 I-70 B BUILDING A. GRAND JCT.
Fence Material & Height: 6'-0"

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 C-1 SETBACKS: Front N/A from property line (PL) or
SPECIAL CONDITIONS CONSTRUCTION N/A from center of ROW, whichever is greater.
FENCE ONLY, SIDEWALK ON Hill AVE. Side N/A from PL Rear N/A from PL
MUST NOT BE CLOSED FOR AN EXTENDED PERIOD OF TIME. WHEN CLOSED, SIGN MUST BE POSTED - SIDEWALK CLOSED AHEAD.

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 3-11-05
Community Development's Approval [Signature] Date 3-11-05
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)