

FEE \$10.00

PERMIT # 14158

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 335 RED CLIFF COURT GRAND JUNCTION, CO 81503
Property Tax No: 2947-351-19-009
Subdivision: CANYON View (Lot 9, Block 2) PHASE 4
Property Owner: THOMAS S. AND CYNTHIA J. BENTLEY
Owner's Telephone: (970) 985-5210
Owner's Address: 335 Red Cliff Court GRAND JUNCTION, CO 81503
Contractor's Name: THOMAS S BENTLEY (HOME OWNER)
Contractor's Telephone: (970) 985-5210
Contractor's Address: 335 Red Cliff Court Grand Junction, CO 81503
Fence Material & Height: Cinder Block / Stucco (See Plan) Varied height up to 6'

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
SPECIAL CONDITIONS
SETBACKS: Front 30' from property line (PL) or 0' from center of ROW, whichever is greater.
Side 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 Thomas S Bentley Date 8/16/2006

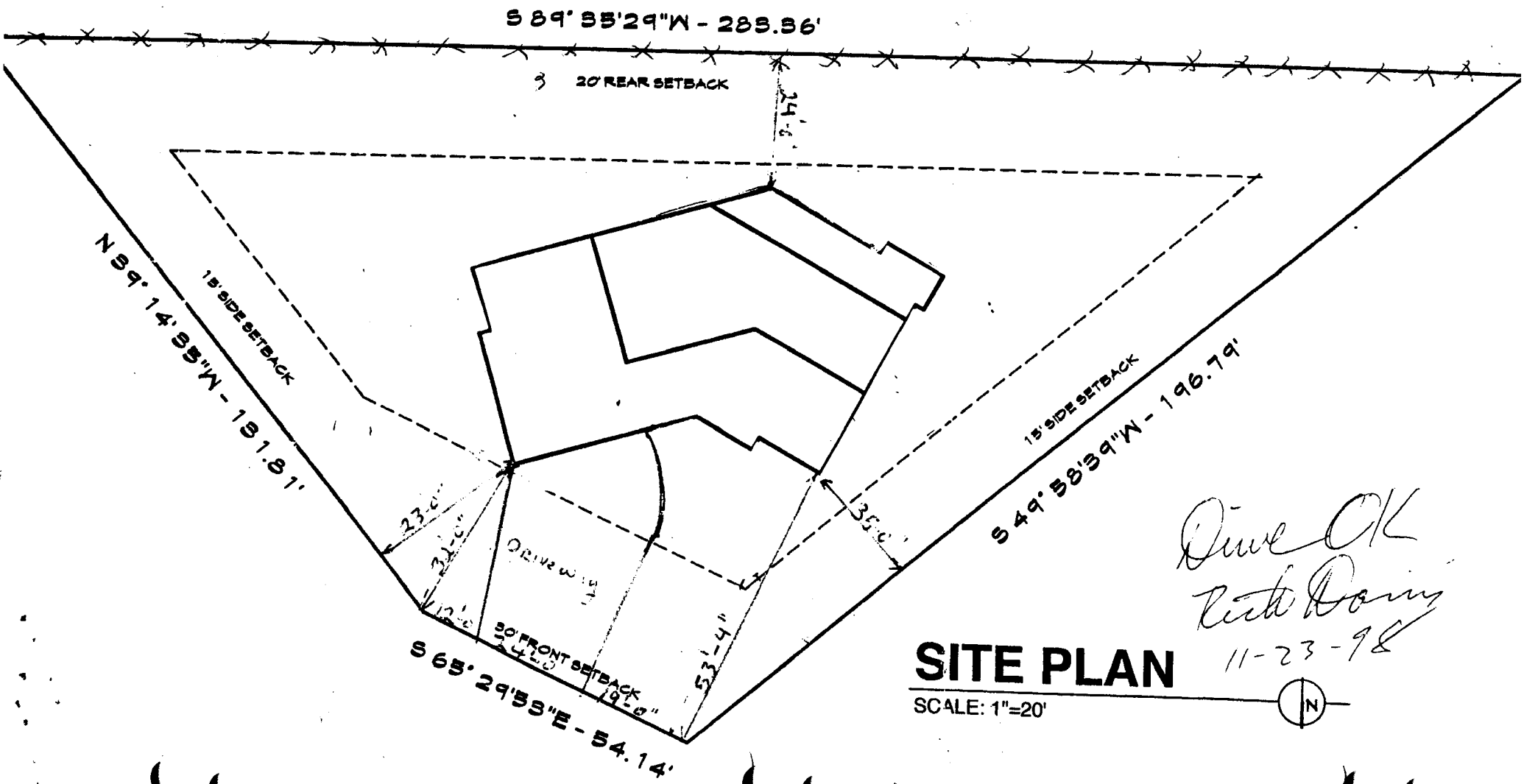
Community Development's Approval Judith A. Ruez Date 8/16/2006

City Engineer's Approval (if required) Date

extend for 6 months until December 12, 2007
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)

ACCEPTED *XV 11-23-98*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



Drive OK
Text Done
11-23-98

SITE PLAN

SCALE: 1"=20'

