

FEE \$10.00

PERMIT # 14476

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 463 MODOC
Property Tax No: 2943 162-92-609
Subdivision: GRAND MEADOWS
Property Owner: TOMMY HORNBERG
Owner's Telephone: 303 961 3505
Owner's Address:
Contractor's Name: NONE USA Surveillance
Contractor's Telephone: 216-4332
Contractor's Address: 2546 Broadway
Fence Material & Height: CEDAR OR VINYL

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
SPECIAL CONDITIONS
SETBACKS: Front 20 from property line (PL) or 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).

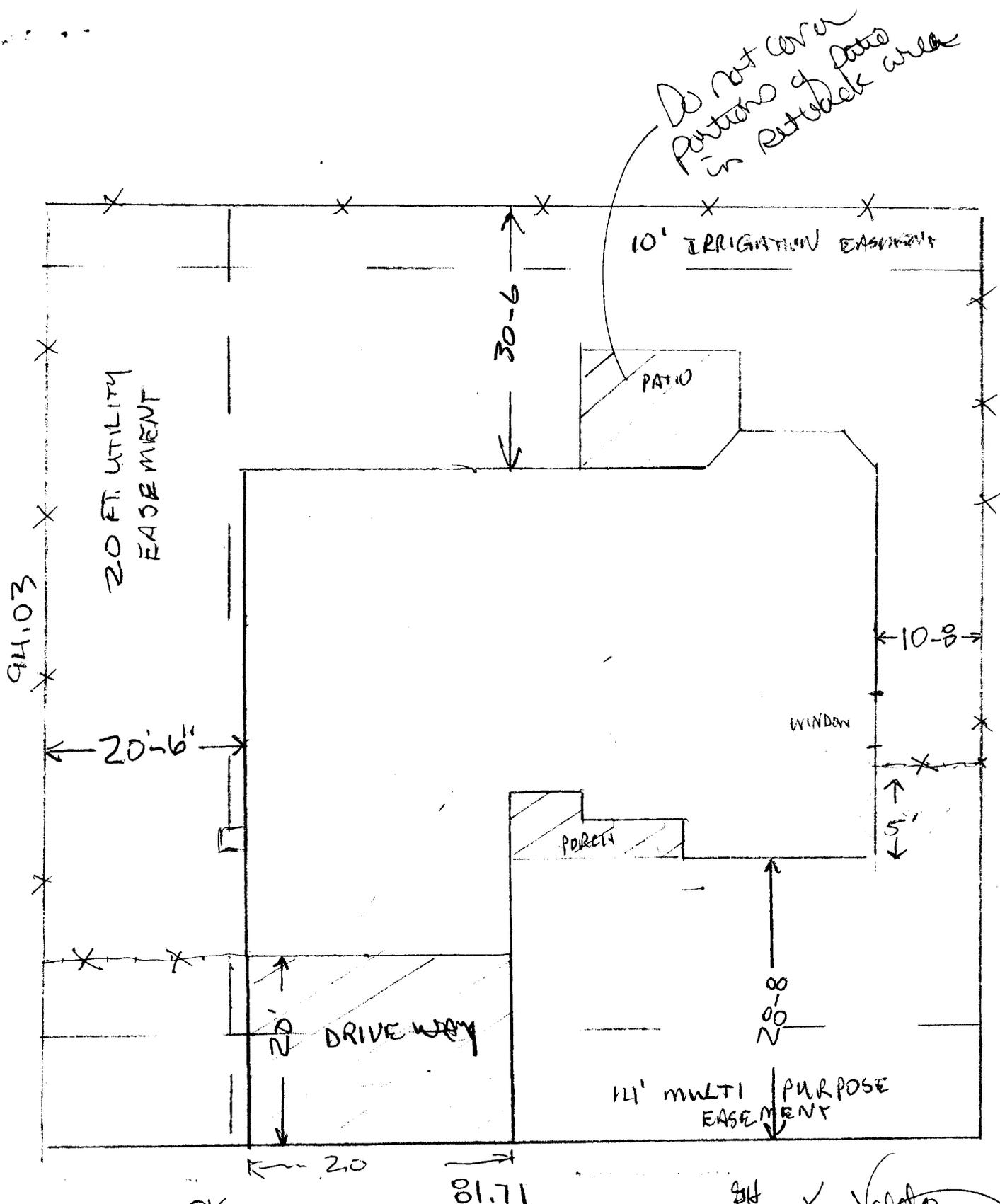
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 [Signature] Date 12/04/06
Community Development's Approval [Signature] Date 12/04/06
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)



Do not cover portions of patio in Retrack area

10' IRRIGATION EASEMENT

20 FT UTILITY EASEMENT

94.03

30'-6"

PATIO

20'-6"

WINDOW

10'-8"

5'

DRIVE WAY

PORECH

20'

14' MULTI PURPOSE EASEMENT

20'

81.71

DRIVE OK
SH 4/10/06

463 MODOL
LOT 9 BLK 2

ACCEPTED
ANY CHANGES TO THIS PLAN MUST BE
APPROVED BY THE PLANNING
DEPARTMENT. THIS PLAN IS
RETURNED TO THE SUBMITTER BY
LOCAL GOVERNMENT. EASEMENTS
AND EASEMENTS