

FEE \$10.00

PERMIT # 14781

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 678 Miranda street, Grand Junction, CO 81505
Property Tax No: 2945-032-98-008
Subdivision: Colonial Heights
Property Owner: Jim Heaton
Owner's Telephone: 256-9321
Owner's Address: 678 Miranda street
Contractor's Name: Valleywide Fence
Contractor's Telephone: 523-8150
Contractor's Address: 3272 F Road, Clifton, CO 81520
Fence Material & Height: 5' high TAN vinyl privacy, 4' high picket, 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 from property line (PL) or 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 Brandon Cooper Date 3/13/06
Community Development's Approval C. Fay Hall Date 3/14/06
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)

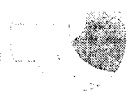
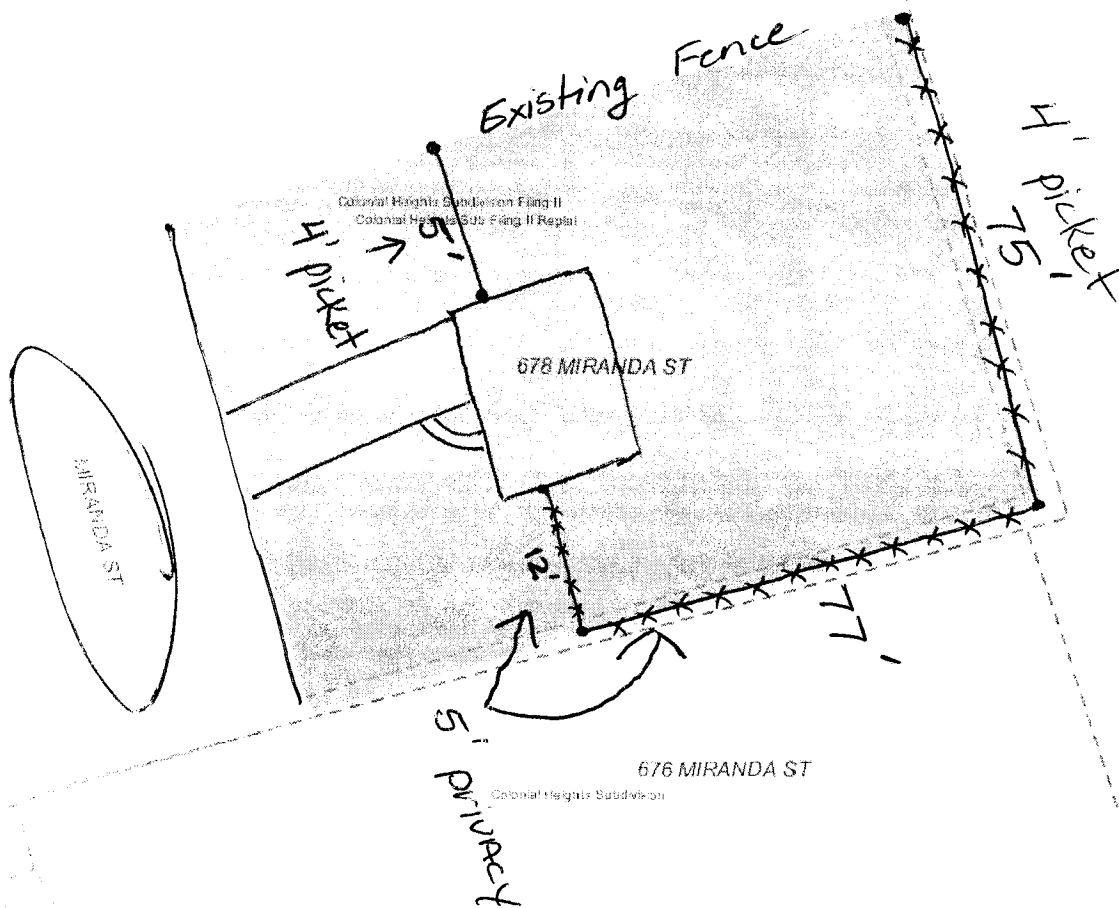
(Pink: Code Enforcement)

3272 F Road
Clifton, CO 81520

VALLEYWIDE FENCE

(970) 523-8150
Fax: (970) 523-5272

680 MIRANDA ST



Mesa County GIS
544 Rood Ave.
Grand Junction, CO 81501

DISCLAIMER: The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Records office or the courts. In addition, the representations of location in this GIS cannot be substituted for actual legal survey.

