

FEE \$10.00

PERMIT # 13898

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2415 Ridge Dr. Grand Jct. 81506
Property Tax No: 2945-014-35-013
Subdivision: Spring Valley
Property Owner: Steve Maulis
Owner's Telephone: 245-7553 - Renter
Owner's Address: Monument, Co.
Contractor's Name: self
Contractor's Telephone: 245-7553
Contractor's Address: 2415 Ridge Dr. Grand Jct.
Fence Material & Height: 6' cedar picket

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 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 W.D. Spears Date 3-20-06
Community Development's Approval Kathy Valdez Date 3-20-06
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)

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

Rural Roads Large Text

Streets

All Parcels

- Parcels
- Address Label

- ▣ Palisade Grand Jct Buffer Zone
- ▣ Fruita / Grand Junction Buffer

Air Photos

- ▣ 2002 Photos

Highways



SCALE 1 : 317

