

(White: Community Development)

Fence Permit

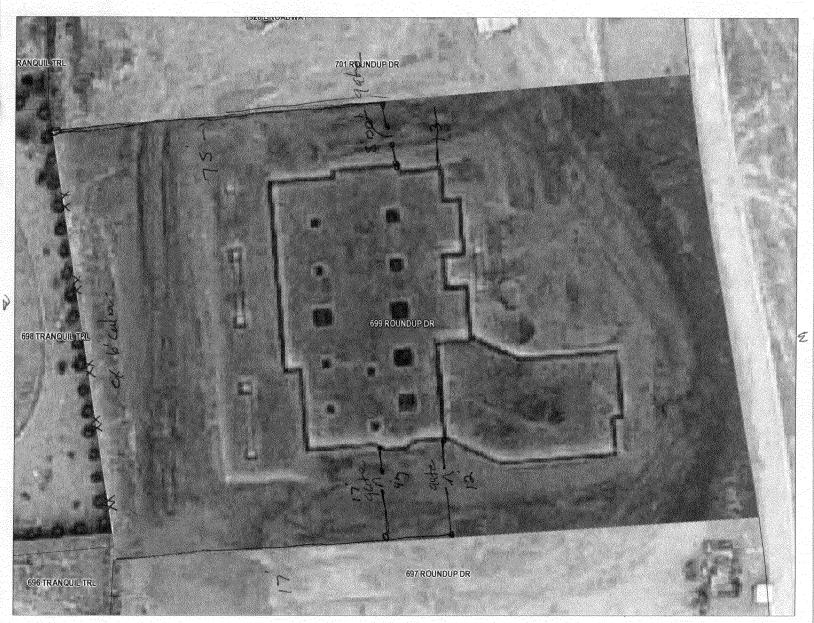
Community Development Department 250 North 5th Street Grand Junction, CO 81501 Phone: (970) 244-1430 FAX (970) 236-4031 PERMIT# 14968

(Pink: Code Enforcement)

FEE \$10.00

Property Address: Legg Roundup Drive
Property Tax No: 2197-354-14-004
Subdivision: Independence Ranch
Property Owner: Mr. + Mrs McLaughlin
Owner's Telephone: 970 - 241 - 0953
Owner's Address: Legg Roundup Drive
Contractor's Name: Taylor Fence Co
Contractor's Telephone: 976-341-1473
Contractor's Address: 832 21 1/2 Road
Fence Material & Height: Lo' Cedar
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
ZONESETBACKS: Frontfrom property line (PL) or
SPECIAL CONDITIONS from cepter 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 Englneer (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 Date 10-307
Community Development's Approval Windy Dure Date 10-4-07
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)

(Yellow: Applicant)





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