

FEE \$10.00

PERMIT # 14296

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 904 North 7th
Property Tax No: 2945-141-11-009
Subdivision:
Property Owner: Seidel Real Estate
Owner's Telephone: 1-435-627-9354
Owner's Address:
Contractor's Name: Taylor Fence Co
Contractor's Telephone: 970-241-1473
Contractor's Address: 832 2 1/2 Road
Fence Material & Height: Post + Cable

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 B-1
SETBACKS: Front 20 from property line (PL) or
SPECIAL CONDITIONS
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 Donna M. Mathieu Date 12-1-06
Community Development's Approval Date 1/4/07
City Engineer's Approval (if required) Date 1-4-07


VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

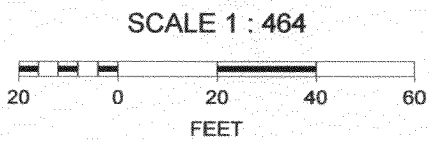
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

City of Grand Junction GIS Zoning Map ©

Airport Zones
 — Airport Road
 - - Clear Zone
 — Critical Zone
 — Runway 22
 — Runway 29
 — Taxi Way
ZOOM IN FOR ZONING DISTRICT

Rural Roads Large Text
Streets


Palisade Grand Jct Buffer Zone
Fruita / Grand Junction Buffer
Urban Growth Boundary
Air Photos
2006 Photos
Highways



ACCEPTED
 ANY CHANGES
 APPROVED BY
 CITY PLANNING
 REPORT TO THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

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