

Fee \$10.00

PERMIT # 14528

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2978 Wichita Court
Property Tax No: 2943-294-25-007
Subdivision: Chipeta Glen
Property Owner: Michael P. Noble + Laura J. Elliott
Owner's Telephone: 970-260-8165
Owner's Address: 2978 Wichita Court
Contractor's Name:
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: brick 4ft.

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 RSF 4
SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS Retaining wall needs to be moved onto property line.
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 Laura J. Elliott Date 2/21/2007
Community Development's Approval [Signature] Date 2/29/07
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)
(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

Flood Plain Information

- 100-Year Floodplain
- 500-Year Floodplain
- Floodway
- Outside 500-Year Floodplain
- Outside Study Area
- Revised 100-Year Floodplain
- Revised 500-Year Floodplain
- Revised Floodway

ZOOM IN FOR ZONING

Rural Roads Large Text

Streets

All Parcels

- Parcels
- Address Label



SCALE 1 : 603

