

FEE \$10.00

PERMIT # 14701 p

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 3151 Cross Canyon Lane
Property Tax No: 2943-151-10-015
Subdivision: Chatfield III
Property Owner: Ridemore Enterprises
Owner's Telephone: 242-7444
Owner's Address: 703 23 21/2 Road - Grand Jct., CO 81505
Contractor's Name: Ridemore Enterprises
Contractor's Telephone: 242-7444
Contractor's Address: 703 23 21/2 Road - Grand Jct., CO 81505
Fence Material & Height: 6' Cedar Fence

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 R-5
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 [Signature] Date 9/5/07
Community Development's Approval [Signature] Date 9/11/07
City Engineer's Approval (if required) [Signature] 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)

Ridemore Enterprises, Inc  
 703 23rd Road  
 Grand Junction, CO, 81505  
 Phone: 970-242-7444  
 Fax: 970-242-7454  
 ridemore@csol.net



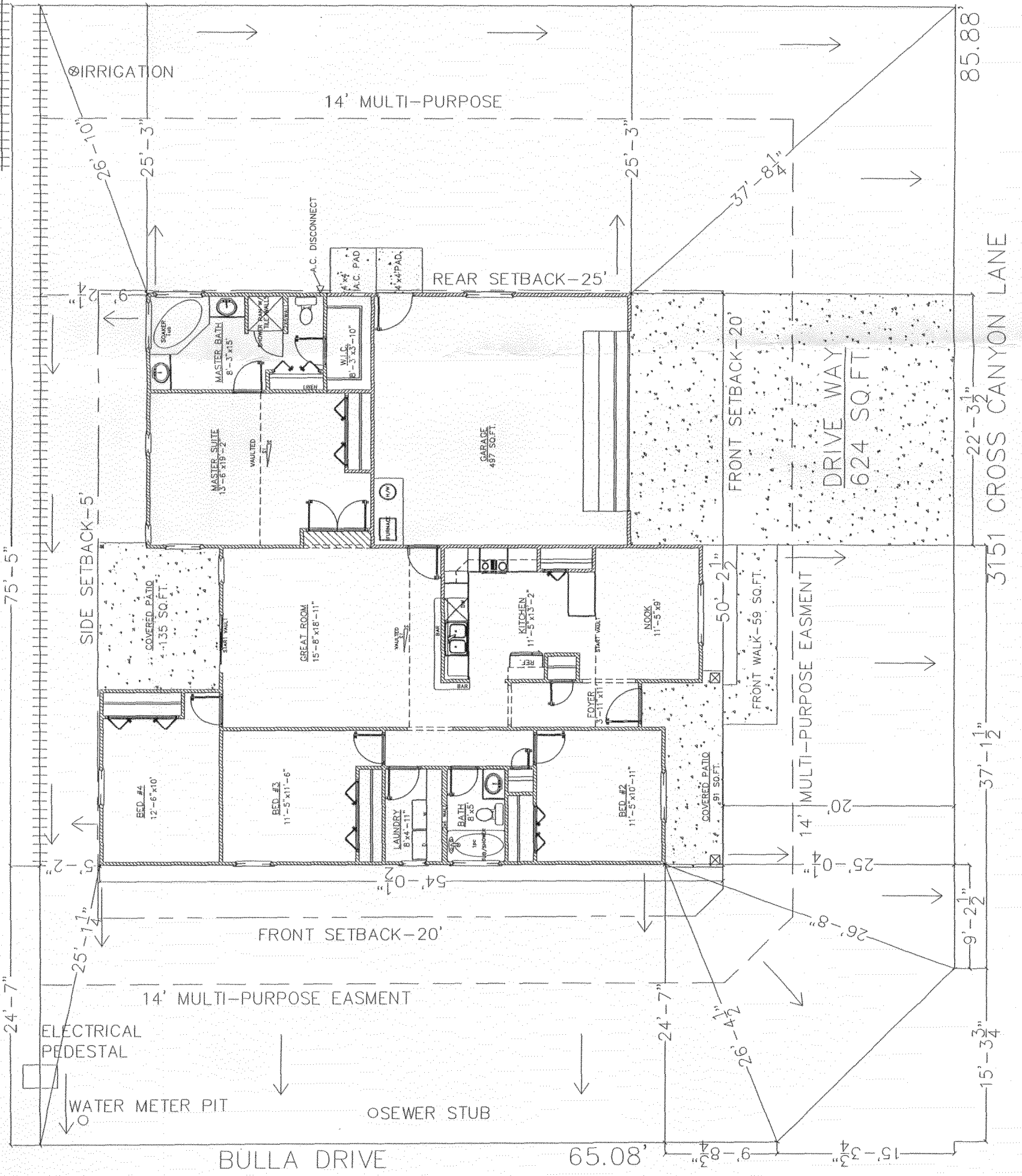
3151 Cross Canyon LN  
 LOT 15 / BLOCK 1 CHATFIELD III  
 #1712 C1

REVISIONS:	
DRAWING BY:	ASHLEY CHADD
PLAN DATE:	9/6/07
AM	

6' CEDAR FENCE



EXISTING FENCE ALONG REAR PROPERTY LINE



FENCE PLAN

1 AM 1" = 10'