

Fence Permit

PERMIT # 14966

FEE \$10.00

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

PFP	2005	280
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Property Address:	149 Zoe, 2928, 2930, 2932, 2934, 2936, 2938 Annelie + 1648 Cortney Way
Property Tax No:	1648 Cortney Way
Subdivision:	Forrest Estates Filing 2
Property Owner:	Sneddon (St
Owner's Telephone:	970.245-0688
Owner's Address:	2452 Home Ranch Ct.
Contractor's Name:	Taylor Fence Co
Contractor's Telephon	e: J970-241-1473
Contractor's Address:	832 2142 Road
Fence Material & Heig	ht: Le' PVC

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.

ZONE RES	TBACKS: Front <u> </u>
SPECIAL CONDITIONS 5. Landscape buffer reg	from center of ROW, whichever is greater.
Line up with existing Force AND Side	e from PL Rear from PL

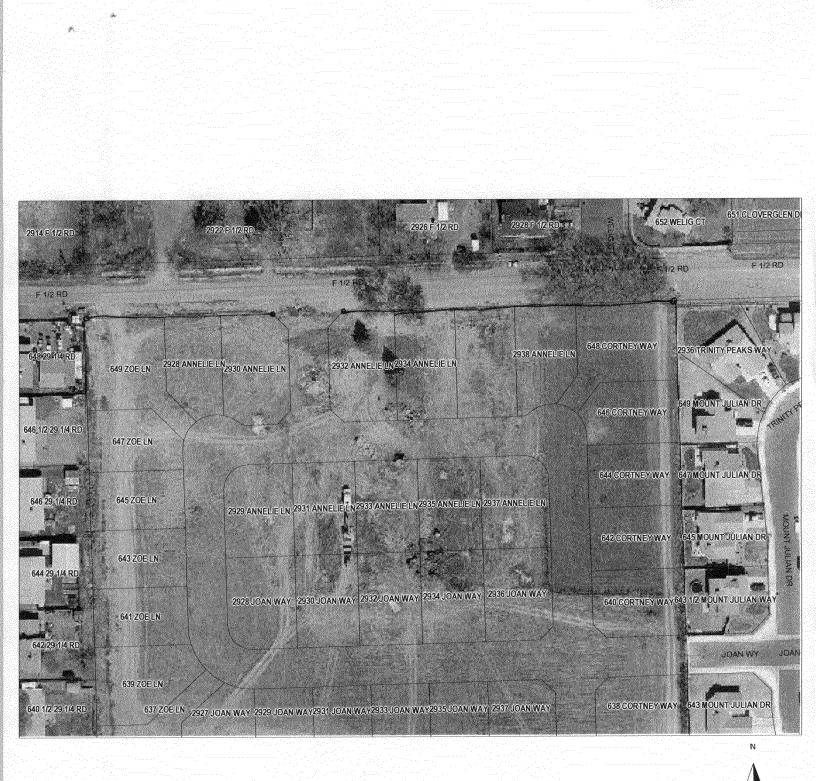
Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corner lot that extends past the rear of the house along the side yard or abuts an alley requires approval from the City Engineer (Section 4.1.J of the Grand Junction Zoning 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 Dana Mathier	Date 9-27-07
Community Development's Approval	Date
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)



ANY CHANGE OF SETBACKS MUST BE PPROVED BY THE CITY PLANNING CCEPTED RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.