

FEE \$10.00

PERMIT # 12696



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS:	TUSCANY Village 641 27 1/2 Rd	Plot PLAN
PROPERTY TAX NO:	2945-013-091-014	
SUBDIVISION:	TUSCANY Village	
PROPERTY OWNER:	Grand Jet Dep	
OWNER'S PHONE:	241-1050 or 2340750	
OWNER'S ADDRESS:		See Attached
CONTRACTOR NAME:	Concept Builder	
CONTRACTOR'S PHONE:	234-0750	
CONTRACTOR'S ADDRESS:	2616 H 3/4 Rd	
FENCE MATERIAL & HEIGHT:	Stucco 4'3"	

Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, & 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	RMF-8	SETBACKS: Front	20'	from property line (PL) or
SPECIAL CONDITIONS	Approved per plan for Tuscan village.			from center of ROW, whichever is greater.
		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		Date	12-12-03
Community Development's Approval		Date	12/12/05
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)