

FEE \$10.00

PERMIT #

14530

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2387 Leland Ave.

Property Tax No: 2945-054-00-073

Subdivision: _____

Property Owner: Harold Potter

Owner's Telephone: (970) 270-3824

Owner's Address: 2387 Leland Ave.

Contractor's Name: _____

Contractor's Telephone: _____

Contractor's Address: _____

Fence Material & Height: 6' screened fence & gate made of approved and appropriate material, in accordance with Zoning & development code standards.
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 C-2 SETBACKS: Front 15 from property line (PL) or

SPECIAL CONDITIONS fence & gate must _____ from center of ROW, whichever is greater.

be located 15' back from front property line to allow for future conformity to code. 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 Harold Potter

Date 2/21/07

Community Development's Approval [Signature]

Date 2/21/07

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)

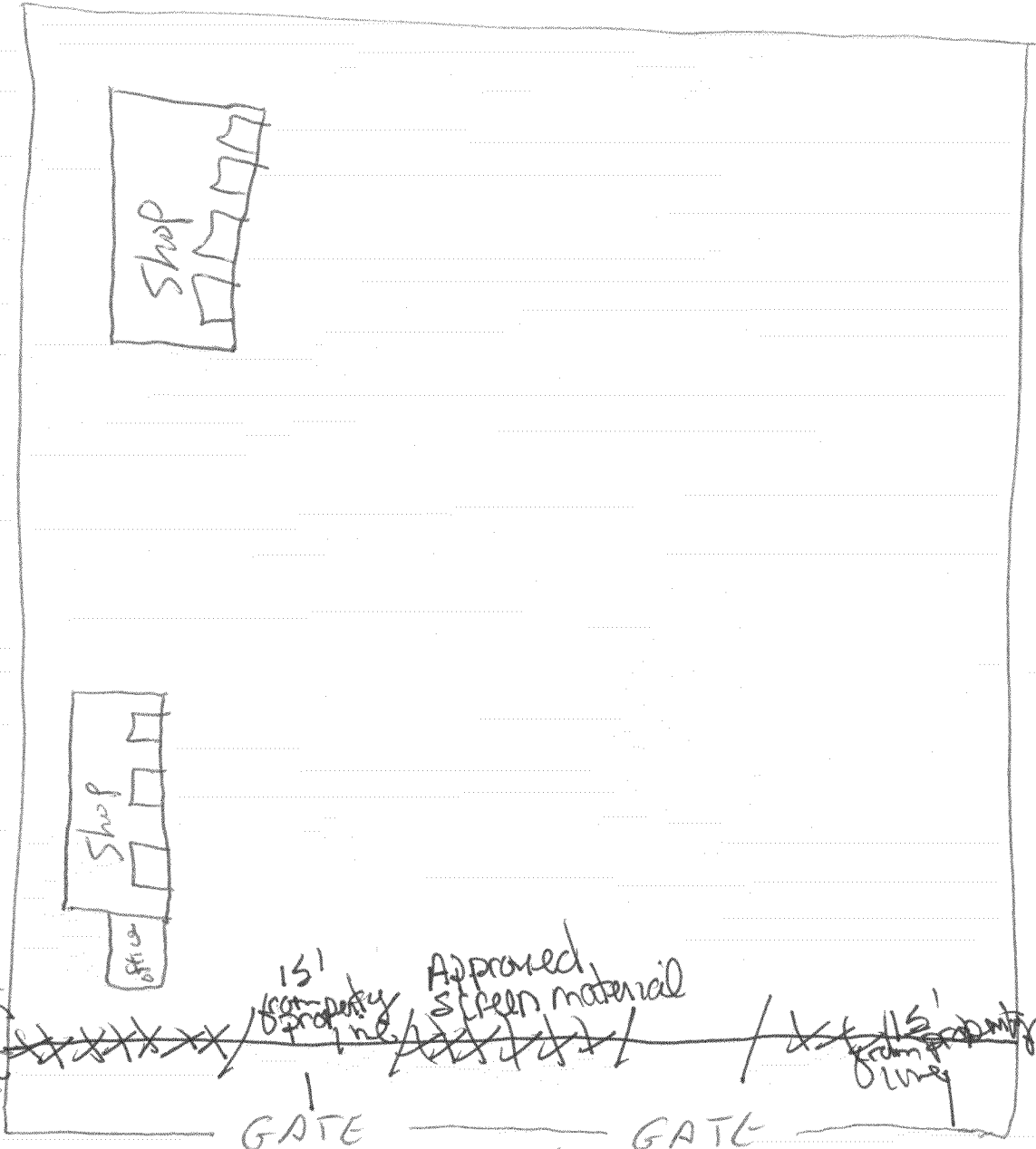
(Pink: Code Enforcement)

City of Grand Junction GIS Zoning Map ©

ACCEPTED 2/21/07
SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS



ACCEPTED *[Signature]* 2/21/07
ANY CHANGES TO THE TRACKS MUST BE
CITY PLANNING
DEPT. ... DEPT'S
RESPONSIBILITY TO PROTECT
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



Fence 15' from property line

15' from property line
GATE

Approved screen material
216 yds

15' from property line
Property Line
Fence

Fence