

FEE \$10.00

2969 FRd

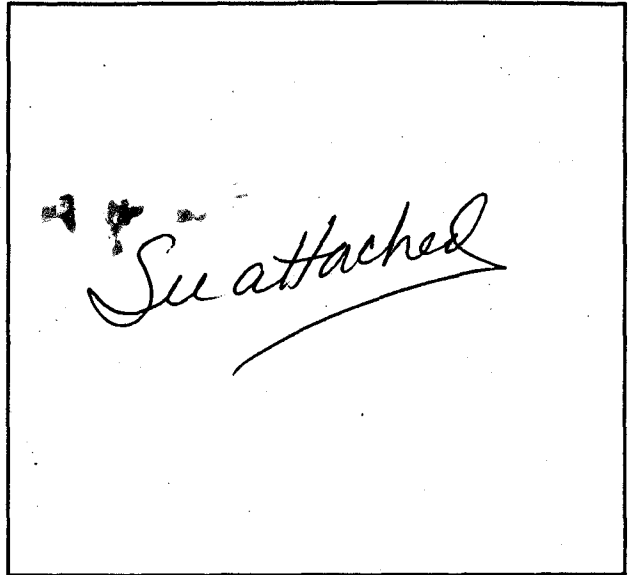
# FENCE PERMIT

## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2965 FRd approx.  
 TAX SCHEDULE NO 2943-081-00-045  
 PROPERTY OWNER John Davis  
 OWNER'S PHONE CASTLE CON  
 OWNER'S ADDRESS 2755 N. Ave CO 81501  
 CONTRACTOR CASTLE CON  
 CONTRACTOR'S PHONE 248-4638  
 FENCE MATERIAL 6' Cedar  
 FENCE HEIGHT 6'



260-2845

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).

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 4.4  
 SPECIAL CONDITIONS Requires approval by the City Homeowner's Assoc.

SETBACKS: Front \_\_\_\_\_ from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater.  
 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 5-5-5B of the Grand Junction Zoning and Development Code).

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 5/10/96

Community Development's Approval Kathy Portman

Date 5/10/96

City Engineer's Approval (if required) \_\_\_\_\_

Date \_\_\_\_\_

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Community Development)

(Yellow: Code Enforcement)

(Pink: Customer)

Alysa 248-4638

# CASTLE CONSTRUCTION

2755 North Avenue  
Grand Junction, Colorado 81501

Home: 970-434-2267

Office: 970-248-4638

Existing fence  
is 30" from  
walk - wants to  
match up to it

ACCEPTED KP 5/10/96  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

Greenfield  
Sub.

PATTERSON

CENTER OF RIGHT OF WAY

(412')

FENCE How Far  
Back From curb  
~~up to~~ 30" From  
back of sidewalk  
30" → 36" From  
back of walk

6' CEDAR PR

1967  
Patterson

599  
Pioneer

598  
Pioneer

cul de sac