

FEE \$10.00

PERMIT # 10679



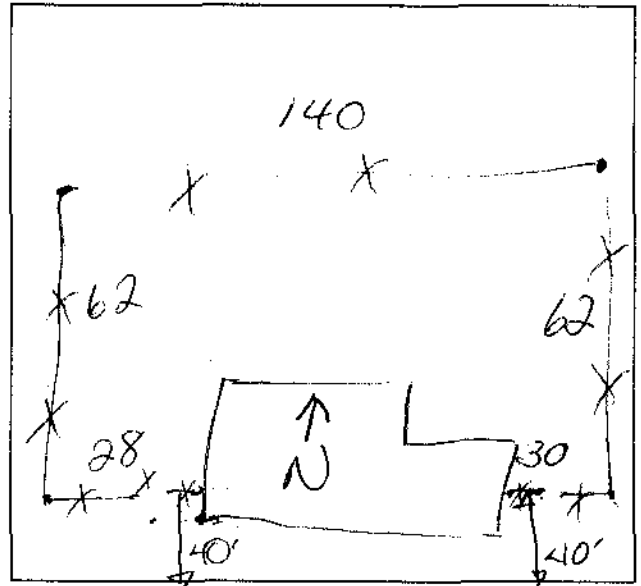
FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2572 Silver Oak Ct
TAX SCHEDULE NO 2045-034-51.001
PROPERTY OWNER Powell
OWNER'S PHONE 641-3166
OWNER'S ADDRESS Danel
CONTRACTOR Maranatha Fencing
CONTRACTOR'S PHONE 241-9303
CONTRACTOR'S ADDRESS 260 28 Rd
FENCE MATERIAL Cedar 1x6
FENCE HEIGHT 6'



Silver Oak Ct

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 RR-2.9
SPECIAL CONDITIONS

SETBACKS: Front 15' 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).

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.

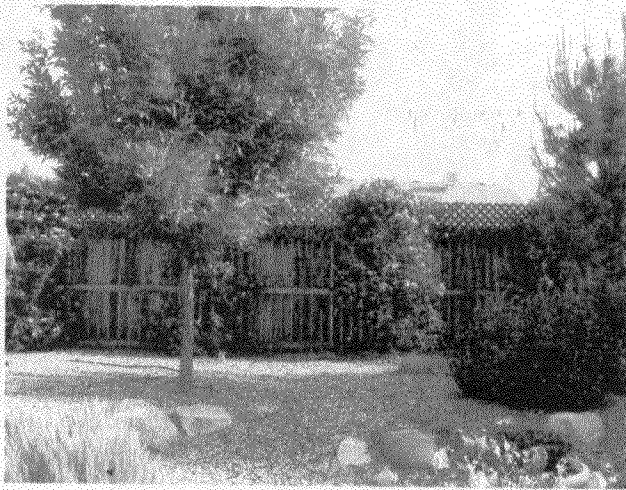
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply.

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.

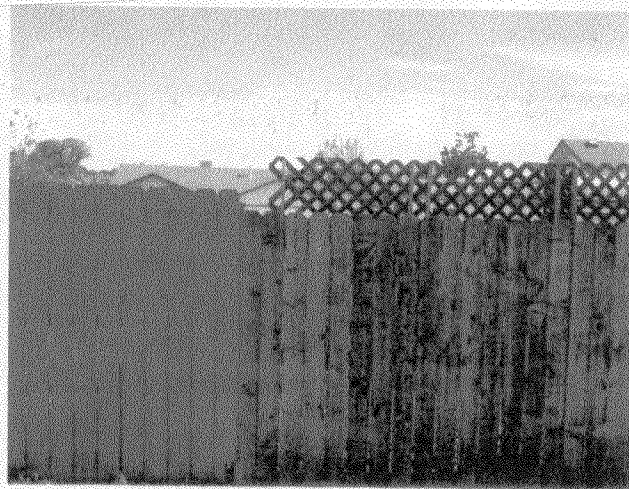
Applicant's Signature [Signature]
Community Development's Approval [Signature]
City Engineer's Approval (if required)

Date 6-25-99
Date 6-28-99
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)



INSIDE VIEW



EAST SIDE

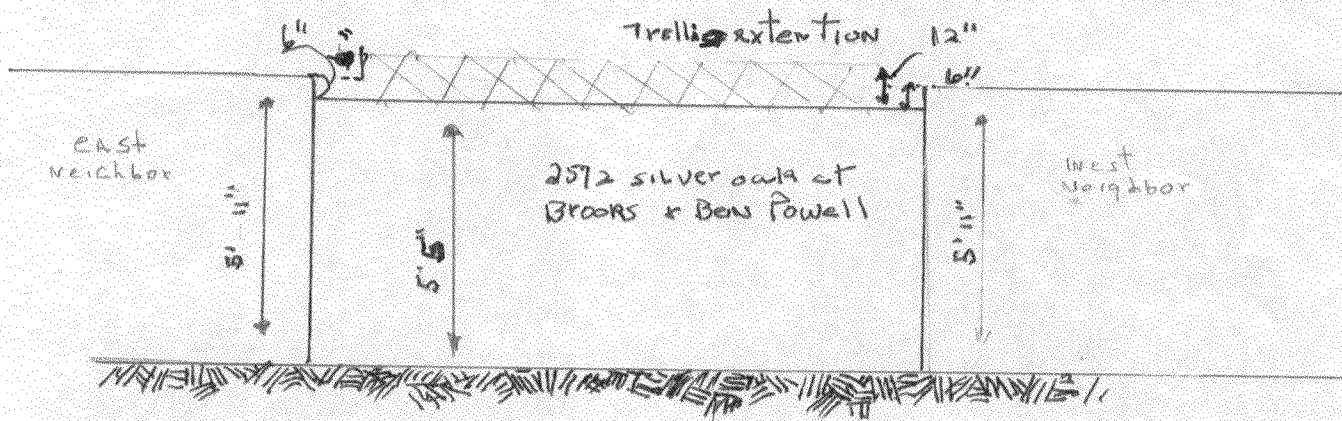


VIEW FROM 7 1/2 ROAD



WEST SIDE

DISTANCE FROM HOUSE TO FENCE 26 1/2'



Brooks M. Powell
2572 Silver Oak CT
Grand Junction, CO 81505
May 20, 2004

203-8517

Nishi Aragon, City Planning & Development
750 Main Street
Grand Junction, CO 81503
RE: Request for Variance

2945-034-029-011

Dear Nishi:

When we bought our house from Castle Homes Inc. we were assured that F 1/2 was seldom used and would not be a problem. However, 3" were removed from the original floor plans to comply with an ordinance regarding set back from F 1/2 road and the distance from our house to the property line (fence) is only twenty-six and one-half feet.

When we had the fence installed we assumed that it was a six foot fence. (We later discovered that It was only five foot five inches from ground to top edge) which is one reason why we found that we were continually bothered by head lights, and that larger vehicles, busses and trucks could look right into our back yard; an unpleasant invasion of privacy. As well, it turned out that F 1/2 road was far from a quiet little road but pretty busy with busses, trucks and speeders. Four years ago we added a twelve inch trellis and planted honeysuckle to protect our privacy and screen out some of the noise. That addition raised the actual height of our fence six inches above the adjacent fences. Since our neighbors on either side with fences six inches higher offered no objections and obviously the fence would not affect those on the other side of the street, it did not occur to us that we needed a variance for six inches. That six inches has truly made such a difference in the back yard enjoyment of a retired couple.

However, our neighborhood association has informed us that we should have applied for a variance before adding a trellis to our back yard fence and should go ahead and make that application.

I am enclosing pictures and actual measurements to help you see the problem and hopefully OK our fence as it has been altered.

Thank you very much.

Brooks Powell

okay to issue