

FEE \$10.00

PERMIT # 11015



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 401 ALTAMIRA CT.

TAX SCHEDULE NO 2945-183-04-014

PROPERTY OWNER DENNIS BAKER

OWNER'S PHONE

OWNER'S ADDRESS 401 ALTAMIRA CT.

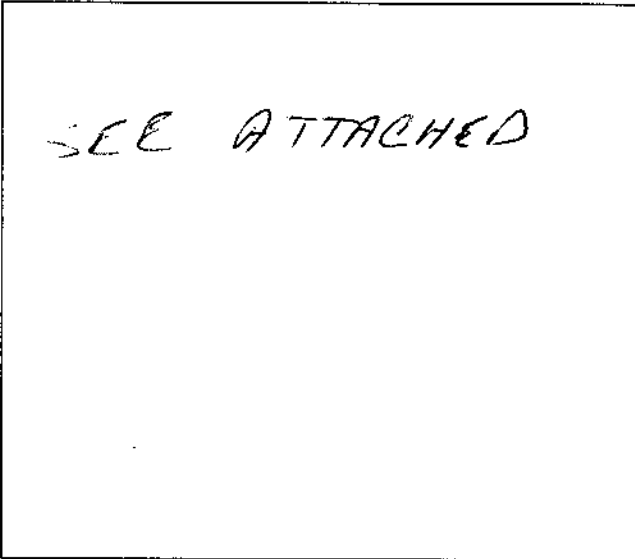
CONTRACTOR WALL CONST.

CONTRACTOR'S PHONE 216-8883

CONTRACTOR'S ADDRESS 410 WALNUT AVE

FENCE MATERIAL WOOD FRAME/STUCCO FINISH

FENCE HEIGHT 5'



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 RSF-4

SPECIAL CONDITIONS

SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater. Side 7' from PL Rear 25' 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]

Date 5-3-00

Community Development's Approval [Signature]

Date 5-3-00

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: Planning) (Yellow: Customer) (Pink: Code Enforcement)



- d. No portion of a right-of-way shall be used for any type of display without a valid revocable permit;
  - e. No permanent display shall be allowed within a required landscaped area;
  - f. For vehicle sales, not more than one (1) vehicle display pad, elevated up to six (6) feet in height as measured at the highest point, shall be permitted per one hundred (100) feet of street frontage;
  - g. All outdoor display shall conform to all requirements of TEDS and the applicable sight distance triangle. Regardless of any provision to the contrary, no display shall be maintained in a location if it obstructs view(s), thereby constituting a traffic or pedestrian hazard; and
  - h. Non-conforming sites shall comply with Section 3.8.
3. Fleet Vehicles. Unless otherwise indicated, fleet vehicle parking areas shall meet the permanent outdoor display requirements of each district. In districts where permanent outdoor display is not permitted, a maximum of four (4) fleet vehicles per use shall be permitted in areas meeting all parking lot requirements of this Code.

J. Fences.

- 1. Fences in all residential zones shall meet the following standards:
  - a. Except as otherwise provided in the district regulations, fences in the required front yard setback shall not exceed thirty (30) inches in height. Such fences may be increased to forty-eight (48) inches maximum height if the fencing material is at a ratio of two-thirds (2/3) open space to one-third (1/3) closed space per square foot for that part of the fence extending above the thirty (30) inch height.
  - b. Fences up to six (6) feet in height are permitted within front yard setbacks along arterial or major collector roads provided they are in accordance with adopted corridor overlay zone standards, TEDS and all other engineering standards and meet the following minimum standards:
    - (1) Fences or walls four (4) feet or less in height consisting of an open design that has at least two-thirds (2/3) open space to one-third (1/3) closed space (e.g. picket and split rail fences), or a decorative wall, with no required landscape strip; or
    - (2) Fences or walls ~~over four (4) feet in height~~ with a ~~minimum five (5) feet wide planting strip between the fence or wall and right-of-way.~~ The landscaped strip shall contain at least one (1) tree per forty (40) feet and have adequate ground cover.
  - c. Perimeter fence(s) or wall(s) and landscaping shall be adequately maintained. Provisions for adequate maintenance shall be proposed with the development.
  - d. The Director shall review fences proposed under this paragraph in accordance with conditional use criteria. All fences shall meet all TEDS requirements.

*Principal front yard setback*

*South Camp is major collector*

- e. On corner lots, that part of a backyard fence that extends to and along the side property line on the street side may be six (6) feet high, but are subject to the provisions of TEDS and other engineering standards.
  - f. On that part of the lot other than the required front yard setback area, fences may be erected to six (6) feet in height. Fences within a required principal structure setback exceeding six (6) feet in height require a conditional use permit (see Section 2.13). Fences meeting principal structure setbacks shall not exceed eight (8) feet in height without a conditional use permit.
  - g. The height of fences shall be determined by measurement from the ground level upon which the fence is located. Grade shall not be altered for the sole purpose of increasing fence height. An increase of up to two (2) inches in height shall be allowed when spacing for drainage under the fence is needed.
  - h. The height and location requirements of this section may be modified as part of subdivision, planned development or conditional use approval.
  - i. For fences erected on retaining walls, the height of the retaining wall shall be included in the height of the fence. The Director may approve an increase in fence height in conjunction with a retaining wall where the unique feature of a property would warrant such an increase and the increase would not be detrimental to surrounding public or private properties.
  - j. Fences and walls shall be constructed of materials approved by the Director. Acceptable materials include wire, wrought iron, plastic, wood and other materials with a similar look. Unacceptable materials that are visible include glass, tires, razor wire and/or concertina wire, or unconventional salvaged materials or similar materials. Electric fencing shall be allowed to contain large animals.
2. Fences in all nonresidential districts shall meet the following standards. Location of these fences must be approved by the City Engineer to ensure that adequate sight distance is maintained.
- a. Fences to a height of six (6) feet may be placed anywhere on a parcel. The addition of not more than three (3) strands of barbed wire shall be allowed and shall not be considered in the height calculation.
  - b. Fences in excess of six (6) feet shall be considered a structure and shall comply with the Uniform Building Code and all required setbacks.
  - c. Fences and walls shall be constructed of materials approved by the Director. Acceptable materials include wire, wrought iron, wood, plastic, concrete or other materials with a similar appearance. Unacceptable materials include glass, tires, razor or concertina wire and any other unsafe or unsightly materials.