

FENCE PERMIT

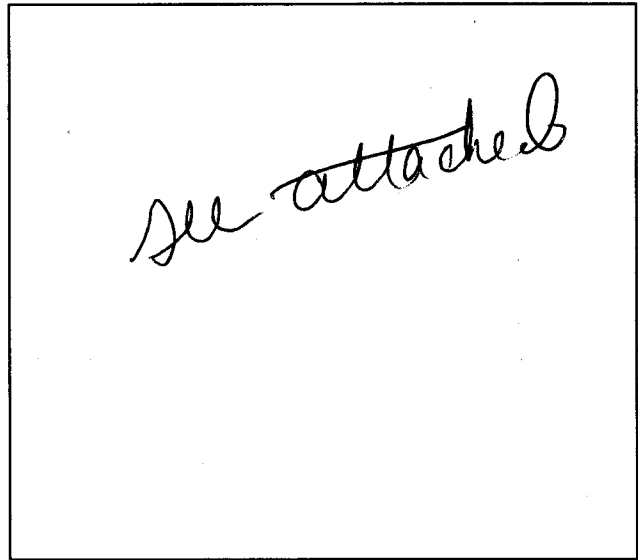
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 420 High Pointe
 TAX SCHEDULE NO 2945-164-30-023
 PROPERTY OWNER Tucker
 OWNER'S PHONE 245-3021
 OWNER'S ADDRESS 420 High Pointe
 CONTRACTOR Conquest
 CONTRACTOR'S PHONE 243-1242
 CONTRACTOR'S ADDRESS 1111 S. 12th St.
 FENCE MATERIAL Cedara Stucco
 FENCE HEIGHT 6' in Rear 30" solid in front



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 RD
 SPECIAL CONDITIONS 30" solid in front of home

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 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 Ann Lehman
 Community Development's Approval C. Jay Gibson
 City Engineer's Approval (if required) _____

Date 01/06/03
 Date 1/6/03
 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)

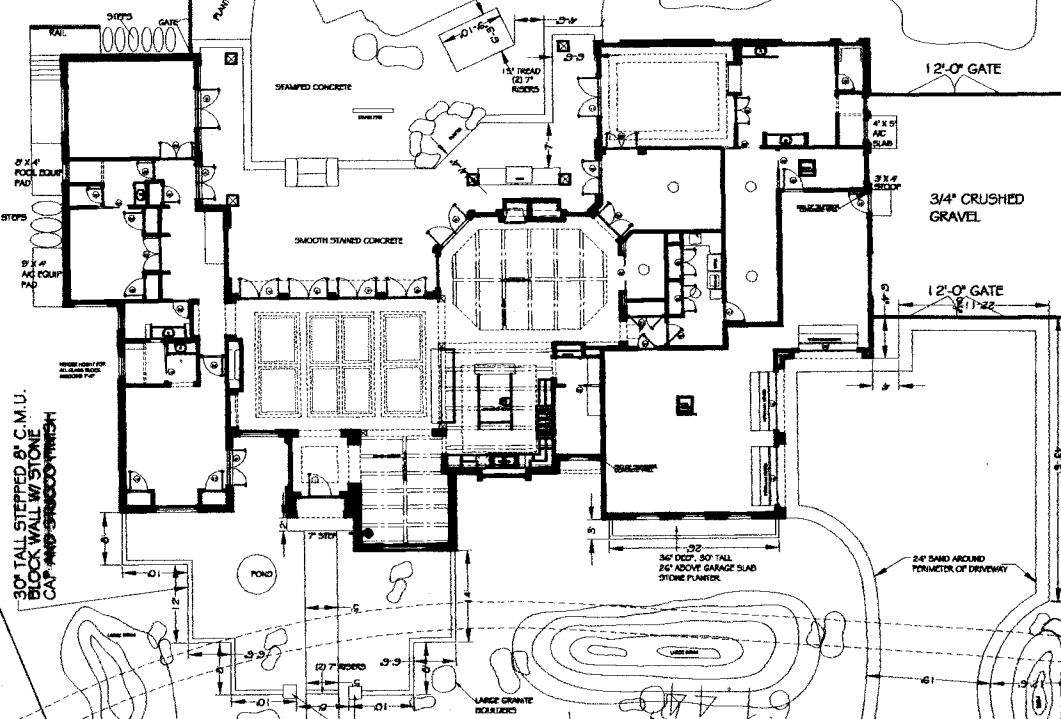
53°08'00" E 150.20'
N 68°36'00" E 116.69'
1.06 ACRES
LOT 5A

EXISTING
DRAINAGE
EASEMENT

6' PRIVACY
FENCE

GATE

6' PRIVACY
FENCE



33°26'40" N
33°26'40" N

S 84°13'49" W

LOCAL ELEMENT

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 256-4031



11/6/02

Dear Conquest Construction;

This letter was sent to you in response to a request for a fence permit for the property located at 420 High Pointe Estates. The situation currently is that a 36" wall has been constructed in the front yard setback. Our Zoning and Development Code allows a 30" solid wall in the front yard setback allowing pillars to exceed the maximum fence height by up to one (1) foot at intervals no closer than eight (8) feet. Currently, this fence/wall is not meeting our requirements and will either need to be cut down to 30", or the only other option would be to apply for a Plan Amendment to amend the requirements for fences in the front yard setback in the High Pointe Estates Subdivision. The latter option would require going through a development application process. Regardless, the 6' portion of the fence on the rear of the property is okay and can be approved, but will require taking the 36" wall off the fence permit. If you have any question concerning this matter, then please contact me at 244-1430.

Sincerely,

C. Faye Gibson

C. Faye Gibson
Planning Technician

note: They cut down the wall in front down to 30". 1/6/03

