

FENCE PERMIT

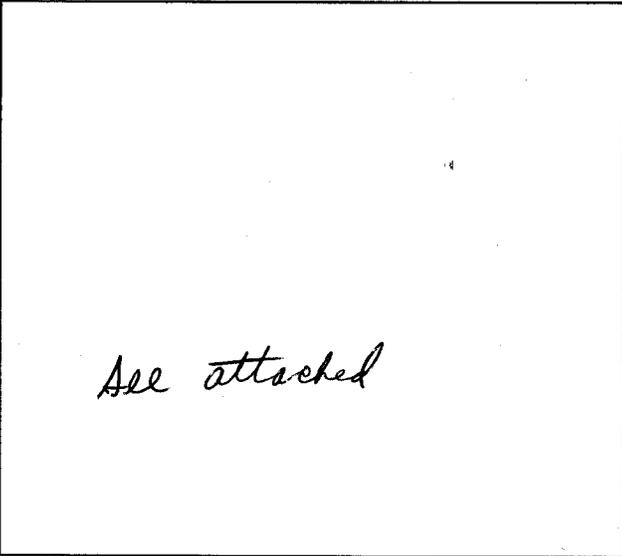
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 687 ROUNDUP
TAX SCHEDULE NO 2947-152-47-00A
PROPERTY OWNER PAUL REED
OWNER'S PHONE 255-1311
OWNER'S ADDRESS 687 ROUNDUP
CONTRACTOR FISHER CONST.
CONTRACTOR'S PHONE 234-6800
CONTRACTOR'S ADDRESS 653 20 1/2
FENCE MATERIAL 1X6 PICKET
FENCE HEIGHT 6' MAX



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 PD
SPECIAL CONDITIONS
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 [Signature] Date 4/14/03
Community Development's Approval [Signature] Date 4-16-03
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)

1" X 6" CEDAR FENCE

LOT 4
BLK 1
Ailing 6

2947-152-47-004

75.55'

47.35'

6' TALL FENCE

6' TALL

20'

6' TALL

12801

6' TALL

122

4' TALL

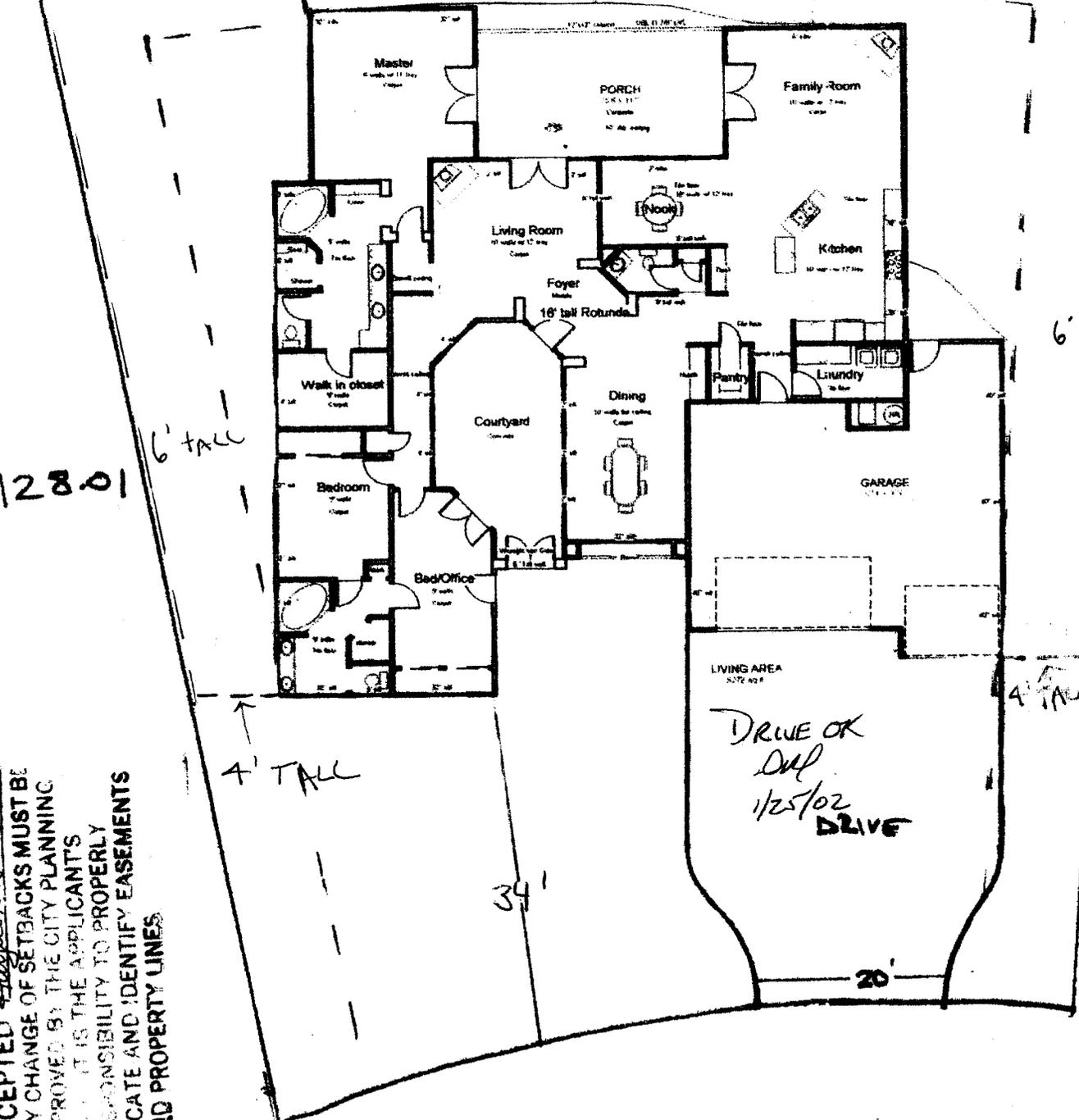
4' TALL

34'

20'

687 ROUND Dr.

1-28-02 *Hayden Henderson*
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



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



May 9, 2003

Paul Reed
687 Roundup Drive
Grand Junction, CO 81503

RE: Fence and retaining wall at 687 Roundup Drive

Dear Mr. Reed:

As noted by Randy Keller, Code Enforcement Officer, your recently constructed fence requires additional review and approval since it was constructed on a retaining wall. Section 4.1.J.1.i of the Zoning and Development Code states:

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 with or without 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.

Your contractor has told Mr. Keller that the retaining wall is not over 4 feet in height; therefore, a building permit is not required. However, the retaining wall should have been included in the description on the fence permit issued on 4/16/03.

Based on an inspection by Mr. Keller and photographs provided, I find that the 6' fence on top of the retaining wall is not detrimental to the surrounding public or private properties since the exterior view is that of the 6' fence only. The additional height created by the retaining wall is only visible interior to the fence. Therefore the fence and retaining wall are hereby approved.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert E. Blanchard".

Robert E. Blanchard
Director of Community Development

