

FEE \$10.00

PERMIT # 13027

# FENCE PERMIT

## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 2836 B.3 Gr J CO 81503	PLOT PLAN  See Attached
PROPERTY TAX NO: 2843-303-67-020	
SUBDIVISION: Arrowhead Acres II	
PROPERTY OWNER: Neckels	
OWNER'S PHONE:	
OWNER'S ADDRESS: same	
CONTRACTOR NAME: Bookcliff Fence & Vinyl	
CONTRACTOR'S PHONE: 216-7828	
CONTRACTOR'S ADDRESS: 469 Pera Clifton CO 81520	
FENCE MATERIAL & HEIGHT: 6' Vinyl	

**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 RMF-5 SETBACKS: Front \_\_\_\_\_ from property line (PL) or  
 SPECIAL CONDITIONS \_\_\_\_\_ 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.

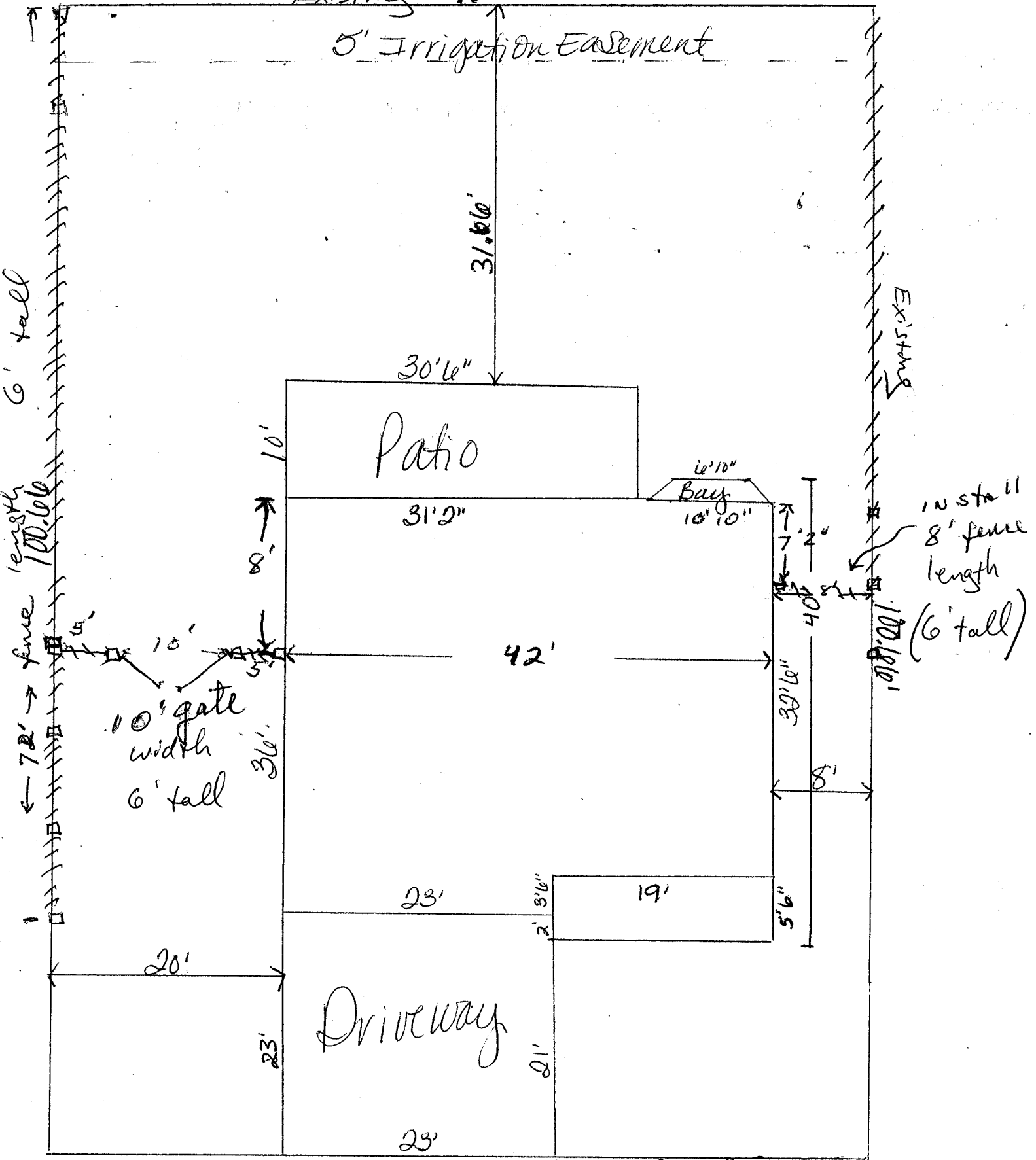
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature Paul Lalley Date 10/23/03  
 Community Development's Approval Daylen Henderson Date 10-23-03  
 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)

Existing 70'

5' Irrigation Easement



← 72' → fence  
← 100.00' → existing fence  
6' tall

Existing

install  
8' fence  
length  
(6' tall)

10' gate  
width  
6' tall

1836 B.3 Road  
Tax # 2943.303.07.020

1836 B.3 Rd  
Lot 7, Block 2  
Arrowhead Acres II, filing 3