

FEE \$10.00

PERMIT # 12860

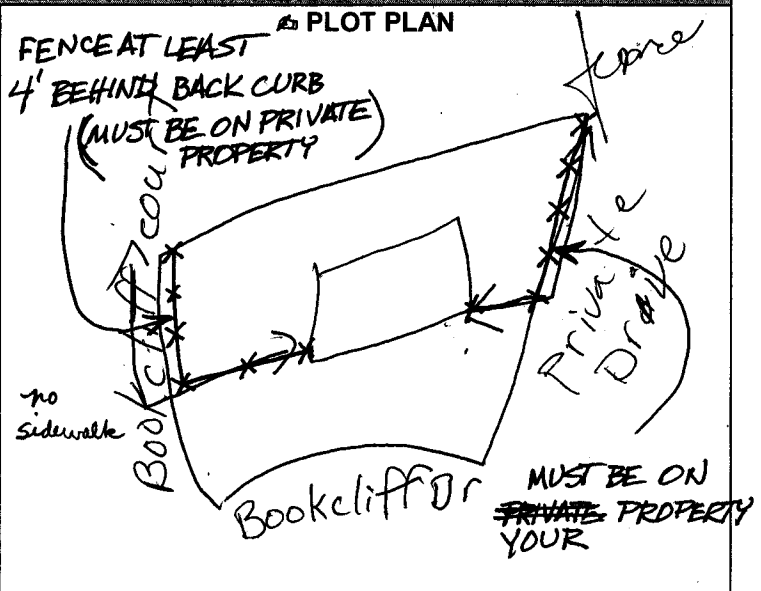


FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 448 Bookcliff Dr
 PROPERTY TAX NO: 2945-172-10-016
 SUBDIVISION: Bookcliff Heights
 PROPERTY OWNER: Dolores MacLeod
 OWNER'S PHONE: 254-8403
 OWNER'S ADDRESS: 448 Bookcliff Dr
 CONTRACTOR NAME:
 CONTRACTOR'S PHONE:
 CONTRACTOR'S ADDRESS:
 FENCE MATERIAL & HEIGHT: Cedar + 6'



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 RSF-4 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 *Dolores MacLeod*
 Community Development's Approval *Rayleen Henderson*
 City Engineer's Approval (if required) *Karl Davis*

Date 4-27-04
 Date 4-27-04
 Date 4-27-04

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)

March 17, 2004

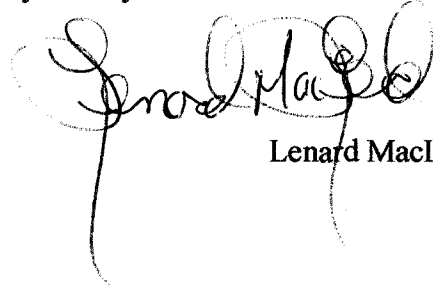
To Whom It May Concern:

I am writing concerning a proposed exception to TEDS. I live at 448 Bookcliff Drive, here in Grand Junction, and would like to expand my back yard. I wish to put in a deck off the back of the house and where the fence presently runs it makes for a very small yard, and twelve foot of my property is rendered virtually useless space. I wish to extend the fence line on the West side of my house (approximately eighty feet in length), five (5) feet from the gutter of the road in our cul-de-sac, giving me and my children a little bigger back yard, yet while not encroaching on my neighbors.

I will be putting in lattice topped cedar fencing that gives less of a "wall" effect. I know that for line of sight and driving safety and pedestrians that TEDS requires twelve foot, however I feel that I should be allowed the exception. One, I feel that this exception would in now way hinder the view and safety of our neighborhood because where my property is situated in the cul-de-sac you could clearly see down the entire street even with the fence. Two, we live in a very quiet neighborhood with very little traffic, and the trees and bushes in the neighboring houses would hinder the view more then the fence. And three, there are several houses throughout the neighborhood where fences are as far out as the road, or where bushed and trees extend even beyond the edge of the road.


















I wish to make the effort and concern to be considerate to my neighbors, and for the safety of citizens walking and driving within my community. I would not have asked for this if I felt it was in any way a detriment to the neighborhood, but I feel in granting me the exception that there would be very little to no impact within my community, and there would be no danger to pedestrians or drivers.

Thank you for your time and consideration,

A handwritten signature in black ink, appearing to read "Lenard MacLeod". The signature is written in a cursive style with a large, looping initial "L".

Lenard MacLeod

City of Grand Junction GIS Sewer Map ©

-  PUMP STATIONS
-  SANITARY MANHOLES
-  PRIVATE MANHOLES
-  COMBINED SANITARY MANHOLES
-  FORCED MAIN MANHOLES
-  STORM MANHOLES
-  CATCH BASINS
-  IRRIGATION GATES
-  CATCH BASIN LATERALS
-  ABANDONED SEWER
-  FORCE MAINS
-  FORCE MAINS-NOT SURVEYED
-  COMBINED SEWER
-  SANITARY SEWER
-  SANITARY SEWER-NOT SURVEYED
-  STORM SEWER
-  STORM SEWER-NOT SURVEYED



SCALE 1 : 600



PROPOSED FENCE = 4' BEHIND BOC.
 TEDS SIGHT DIST = 155' FOR 25 MPH.
 115' FOR 20 MPH.

