

FEE \$10.00

PERMIT # 12915



**FENCE PERMIT**  
**GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT**

*Seventh Street T [redacted]*

**THIS SECTION TO BE COMPLETED BY APPLICANT**

|   |  |
|---|--|
| PROPERTY ADDRESS: <i>830, 838 &amp; 840</i><br>826 North 7th Street | <input type="checkbox"/> PLOT PLAN<br><br>See Attached |
| PROPERTY TAX NO: 2945-141-53-001 - <i>004</i>                       |  |
| SUBDIVISION: N/A  |  |
| PROPERTY OWNER: Cache Townhomes, LLC                                |  |
| OWNER'S PHONE: (970) 241-2909                                       |  |
| OWNER'S ADDRESS: 1007 N. 7th Street, GJ 81501                       |  |
| CONTRACTOR NAME: Groves Masonry                                     |  |
| CONTRACTOR'S PHONE: (970) 260-3948                                  |  |
| CONTRACTOR'S ADDRESS: 399 Butte Ct., GJ 81503                       |  |
| FENCE MATERIAL & HEIGHT: <i>Brick &amp; Wrought Iron</i><br>4' Tall |  |

**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 <u><i>RMF-8</i></u>                      | SETBACKS: Front _____ from property line (PL) or |
| SPECIAL CONDITIONS <u><i>Columns will</i></u> | _____ from center of ROW, whichever is greater.  |
| <u><i>be about 10-12' apart</i></u>           | Side _____ from PL Rear _____ from PL            |

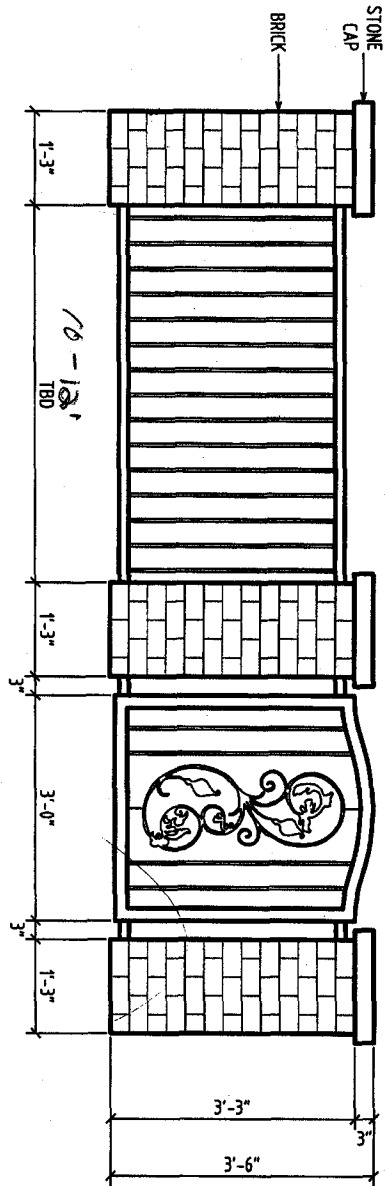
Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corner lot that extends past the rear of the house along the side yard or abuts an alley requires approval from the City Engineer (Section 4.1.J of the Grand Junction Zoning 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 <u><i>Sidney Lunnell</i></u>         | Date <u><i>5/24/04</i></u> |
| Community Development's Approval <u><i>A. Fay Hall</i></u> | Date <u><i>5/28/04</i></u> |
| 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)



A1.0 TYPICAL GATE - COLUMN DETAIL  
SCALE: 1/2" = 1'-0"

A1.0  
REVISION

REVISIONS  
DATE: 5/17/04

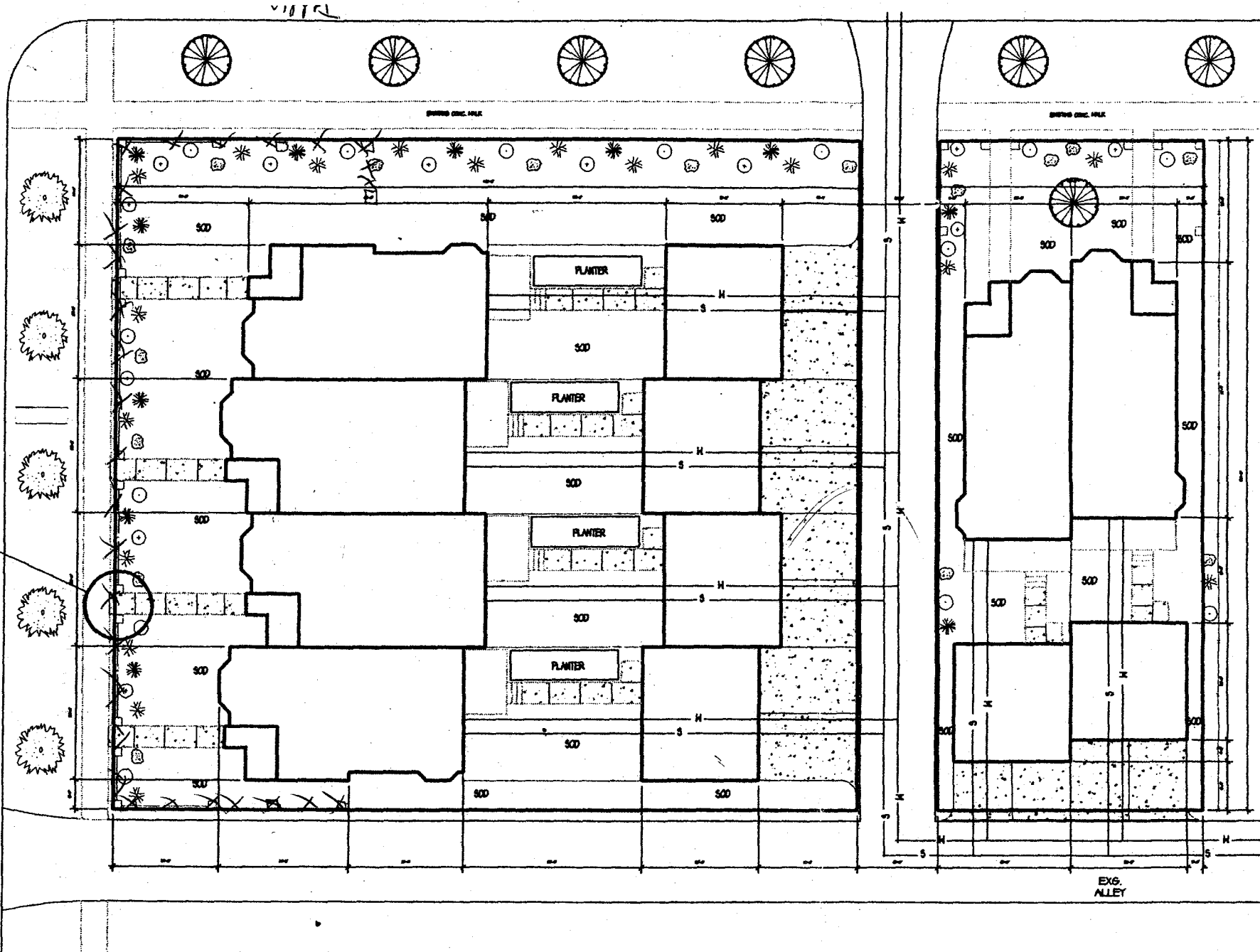
OWNER: [REDACTED]  
CHECKED BY: [REDACTED]  
DATE: 5/25/04  
SCALE: 1/2" = 1'-0"  
JOB NO. 0022004

7TH STREET TOWNHOMES

PLD Details 5-17-04  
7TH STREET TOWNHOMES  
SUBMITTED FOR APPROVAL BY ARCHITECT/PLANNER/DESIGNER  
FOR DESIGN CONCEPT ONLY. SUPPLIER/INSTALLER MUST VERIFY ALL DIMENSIONS, SPECIFICATIONS, ETC. VERIFYING DRAWINGS MUST BE SUBMITTED FOR APPROVAL BY ARCHITECT/PLANNER/DESIGNER. ACTUAL DRAWING SAMPLES FOR STYLE AND FINISH MUST BE SUBMITTED PRIOR TO FINAL APPROVAL.

**INTEREST**  
602 Main Street  
Grand Junction, CO 81501-7817  
Phone (970) 241-0818  
FAX (970) 248-2907  
design@interestco.com

7th Street



CRITERIA:

- (1) TREE / 2500 SQ. FT. OF LOT
- (1) SHRUB / 300 SQ. FT. OF LOT

- 17500 SQ. FT.
- (7) TREES
- (50) SHRUBS

- 6250 SQ. FT.
- (3) TREES
- (10) SHRUBS