

FEE \$10.00

PERMIT # 13431

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 897 Trappers Ct. Grand Jct. CO 81506
Property Tax No: 2701-201-35-003
Subdivision: Grand Vista
Property Owner: Travis + Samantha Fiiw
Owner's Telephone: 970-263-8267
Owner's Address: 897 Trappers Ct
Contractor's Name: SAME
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: 6' Cedar & 2' retaining wall & 3' fence.

Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, and 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 20' from property line (PL) or
SPECIAL CONDITIONS _____ from center of ROW, whichever is greater.
Side 0' from PL Rear 0' 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 Travis Fiiw Date 12/22/04
Community Development's Approval Ullshi Aragon - OKAYED BY Bob. Date 12/22/04
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)

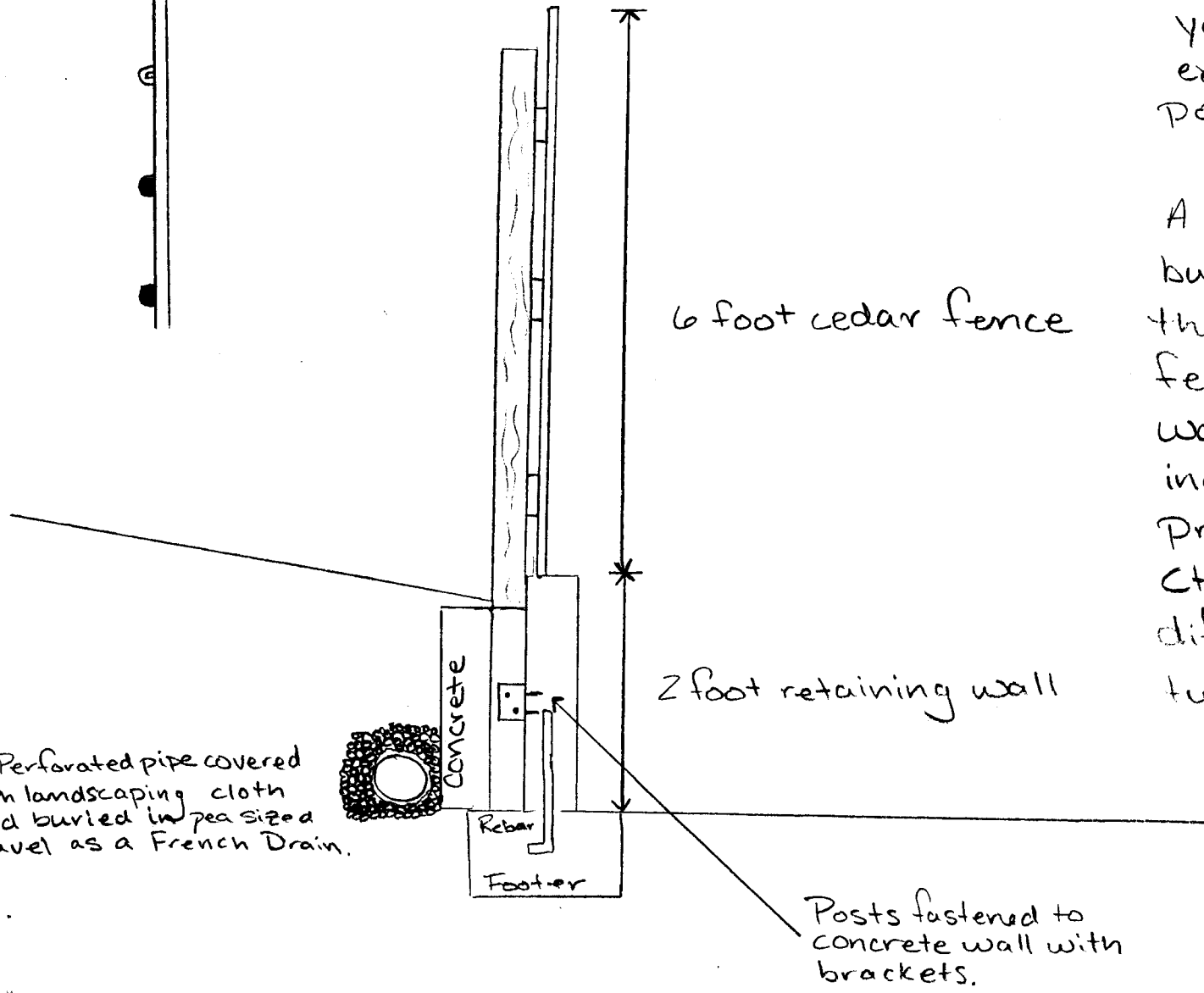
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

← 265 I Rd.
Shen Ming Chiu + Ching Ngai
→ 897 Trappers Ct.
Travis + Samantha
6640-66024

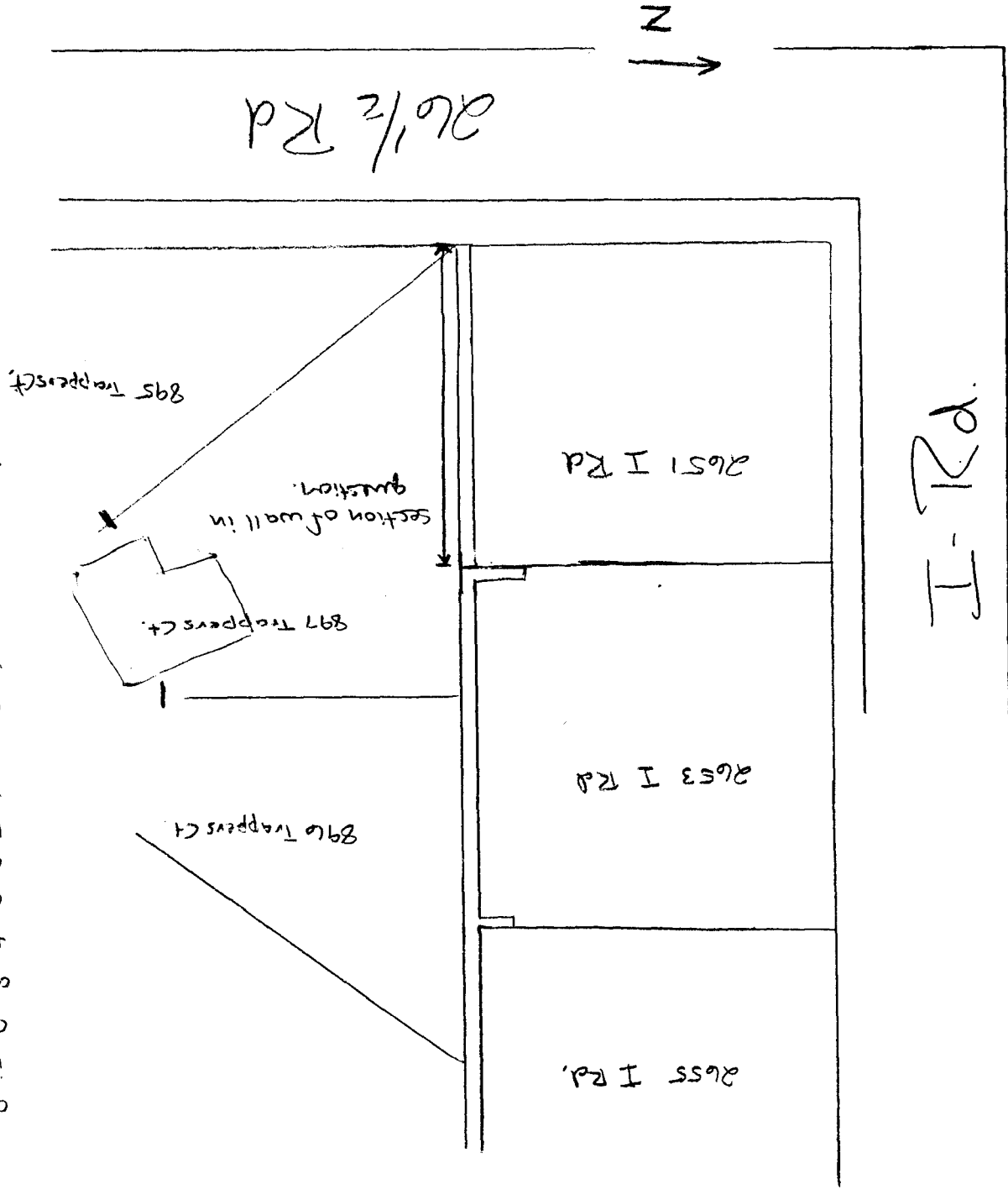
Retaining wall was built due to the grade difference between the two yards. Before the wall was built the slope between the two yards was much more extreme. This caused potential drainage problems.

A six foot cedar fence was built behind + on top of the wall as a privacy fence. A four foot fence would have been inadequate to create privacy for 897 Trappers Ct. due to the elevation difference between the two homes.



Top view of how posts were set in concrete on backside of retaining wall.






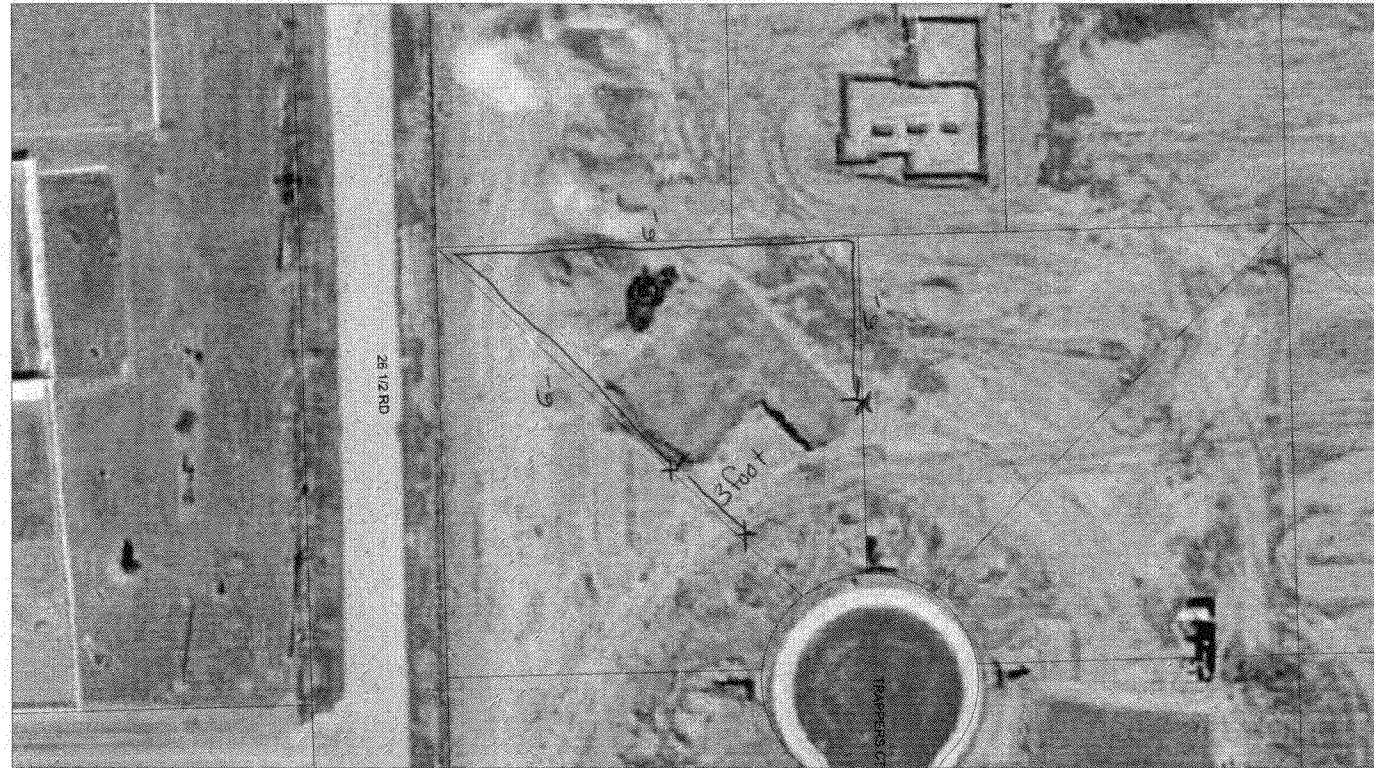
The retaining wall and fenced described on the opposite side is the last 100 feet or so of a much longer section of wall and fence. The section directly to the East steps up to 3 feet and continues for another 200 feet or so. All these sections were built because of the same problem. The houses to the north were built higher off of the original grade. So much so that all of these houses have needed to bring in dirt to fill in their yards. This created to drastic of a slope between the houses on the North to the houses on the South.



City of Grand Junction GIS Zoning Map ©

 Palisade Grand Jct Buffer Zone
 Fruita / Grand Junction Buffer

Air Photos
 2002 Photos
 Highways
 Streets 2



SCALE 1 : 817

