

FEE \$10.00

PERMIT # 14708

# FENCE PERMIT

## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2939 CROOKS ST.  
 Property Tax No: 2945-014-11-028  
 Subdivision: Spring Valley  
 Property Owner: Debbie Sunshine Mascovich  
 Owner's Telephone: (970) 244-8707  
 Owner's Address: 744 W. Wilshire Ct.  
 Contractor's Name: WESTERN WORKMAN  
 Contractor's Telephone: (970) 314-8612  
 Contractor's Address: 283 27 3/8 RD  
 Fence Material & Height: wood 6 FT.

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 RmF-5 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 Debbie Sunshine Mascovich Date 9-8-05  
 Community Development's Approval C. Tays Hall Date 9-9-05  
 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)

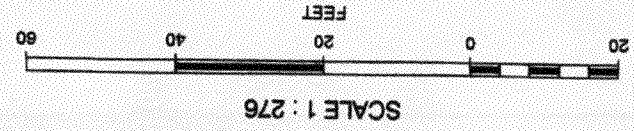
(Pink: Code Enforcement)

# Replace new? Fences



①  
Replace old fence +  
move 15 ft  
from previous  
fence line  
(North west)

②  
Replace old fence  
(same fence line)  
North East



# City of Grand Junction GIS Zoning Map ©

*fence location*

## Airport Zones

- AIRPORT ROAD
- - CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY
- Zoom in for Noise Contors

## Airport Noise Contours

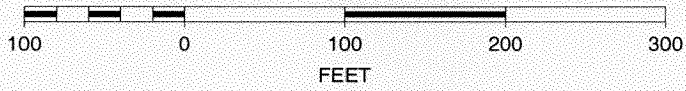
- 60 db
- 65 db
- 70 db
- 75 db

## Streets

## All Parcels



SCALE 1 : 1,435



MCSM #112-1  
NE CORNER  
SE1/4 SW1/4  
SECTION 2  
T1S, R1W, U.M.

FOUND REBAR & 2" ALUMINUM CAP  
LS 18469

S69°27'39"W 106.81'

88.2'

LOT A

LOT 1

ASPHALT

REPLAT P.D.C.  
SUBDIVISION  
FILING #2

BOOK 918  
PAGE 860

CHAIN LINK-5'  
HIGH-FENCE  
& LOCATION

345.76'

LOT 2

REPLAT P.D.C.  
SUBDIVISION

308.89'

ASPHALT

LOT 5  
0.75 ACRES

FAIRMOUNT HEIGHTS  
SUBDIVISION

N00°01'42"E

BASIS OF BEARING  
1314.69'  
N00°01'42"E

SIDEWALK CON PAD SIDEWALK

4.80'

LOT 3

S00°01'42"W

ASPHALT

BUILDING  
100.40' X 75.0'

MH

LOT 4

7TH STREET

20.0' 250.0' 35.0'

ELEC □  
GAS □

LANDSCAPE

30.0' 20.0'

TELE PED.

SEE DETAIL A

MCSM #55  
S1/4 CORNER  
SECTION 2  
T1S, R1W, U.M.

72'

PATTERSON ROAD