



# Fence Permit

PERMIT # 14873

Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501  
Phone: (970) 244-1430 FAX (970) 236-4031

FEE \$10.00

Property Address: 430 30 Rd - Subdivision fence

Property Tax No: 2943-1123-00-073

Subdivision: Autumn Glen Subdivision

Property Owner: DARLEN Davidson

Owner's Telephone: 970-234-7895

Owner's Address: 2785 D Rd

Contractor's Name: Precision Paving + Construction

Contractor's Telephone: 243-3355

Contractor's Address: 2785 D Rd

Fence Material & Height: 6' white vinyl

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-8 SETBACKS: Front 20' from property line (PL) or

SPECIAL CONDITIONS Fence for the whole from center of ROW, whichever is greater.

Subdivision 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 Darlen Davidson Date 2/14/06

Community Development's Approval Alissa Chagon / per Pat Cecil Date 2/14/06

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: Community Development) (Yellow: Applicant) (Pink: Code Enforcement)

West Lin  
NW1/4 :  
T15 R1E

Centerlin  
Book 76  
Note: Ce  
not on c

21.08 28.92

1319.34  
S 00°05'58" W

1' Additional right of way  
dedicated hereon,

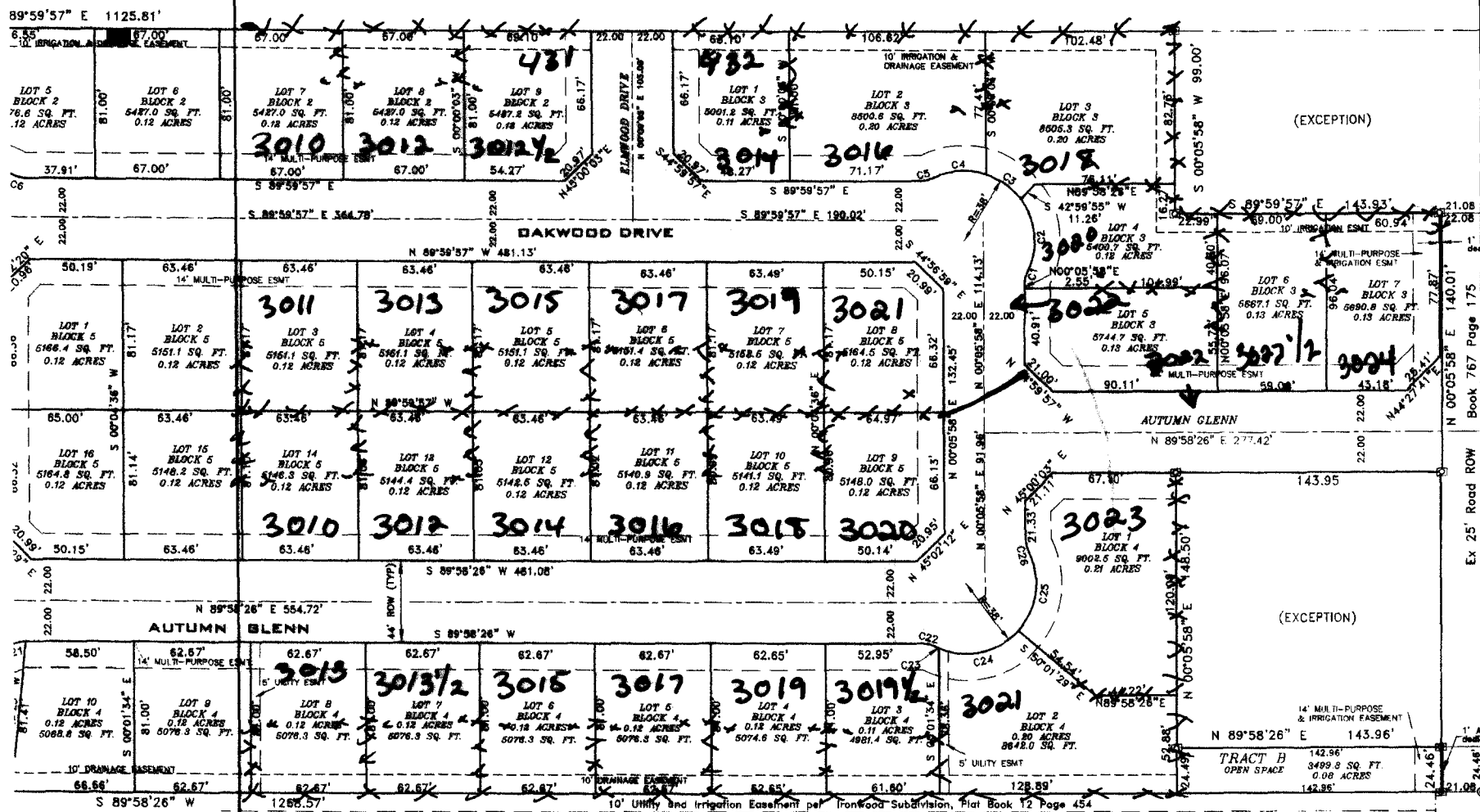
Book 767 Page 175

Ex 25' Road ROW

30 1/4 ROAD (66' ROW BK 767 Pg. 175)

24.48  
21.08

SW 1/16  
Sec. 16  
T15, R1E  
U.M. P.L.S 164



IRONWOOD HOMEOWNERS ASSOCIATION  
2943 163-72-000

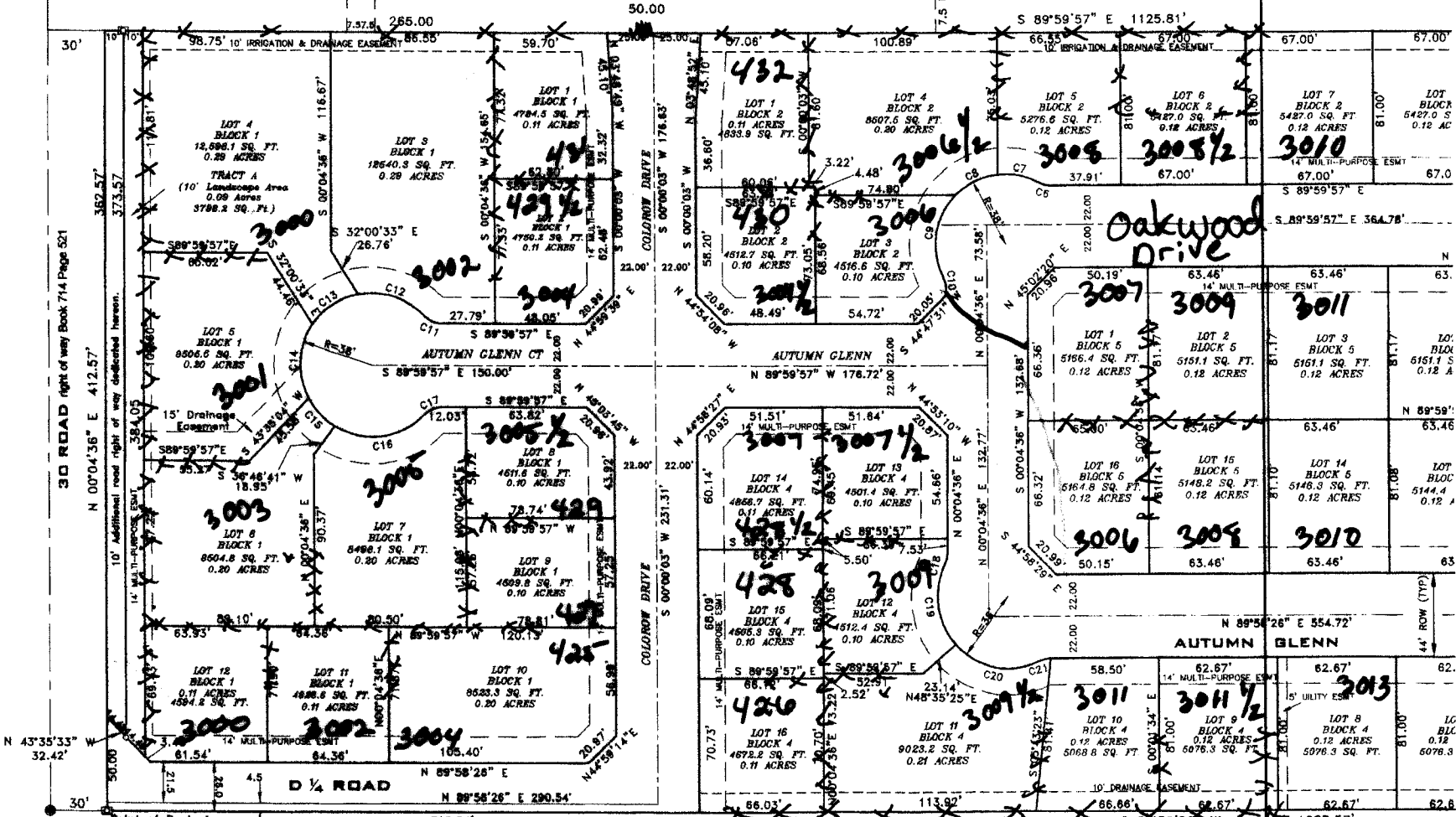
IRONWOOD SUBDIVISION  
PLAT BOOK 12 at PAGE 454

FARLEY SUBDIVISION  
PLAT BOOK 8 at PAGE 60

COLORADO DRIVE  
ROW=50'

MATCH LINE

CURVE
C1
C2
C3
C4
C5
C6
C7
C8
C9
C10
C11
C12
C13
C14
C15
C16
C17
C18
C19
C20
C21
C22
C23
C24
C25
C26



CENTRAL VILLAGE  
REPLAT  
PLAT BOOK 9 PAGE 20

D 1/4 ROAD

Point of Beginning  
 S1/16 West Line  
 Sec. 16 T18R1E U.M.  
 3 1/4" MCSM Monument  
 in Box marked S1/16  
 S17/S16 LS 20877  
 No. 246-1

NOTICE: Ac  
 legal action!  
 you offer and  
 submit know  
 more than to  
 present.

