

FFR \$10.00

PERMIT #

14323

# FENCE PERMIT

## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 1415 Texas Ave

Property Tax No: 2945-123-14-002

Subdivision: Prospect Park

Property Owner: John Kane

Owner's Telephone: 970-270-8387

Owner's Address: Same As Above

Contractor's Name: L & J Fencing

Contractor's Telephone: 970-245-4917 / Cell-361-7816

Contractor's Address: 19724 [redacted] Grand Junction 81505

Fence Material & Height: Cedar fence repair 6' Reg. Eas. Privacy

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 \_\_\_\_\_ 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: [Signature] Date 3-1-06

Community Development's Approval: [Signature] Date 3-1-06

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

N Texas Ave

Property Line

1415 Texas Ave  
Grand Junction, CO

Rear

Alley On Southeast of Property

91'

① Add Middle Rail 2x4x8' (91') feet

② Replace Broken 4x4x8'

③ Replace ② 9/16 x 6" x 6" Pickets

Elevation view of fence

= PROPERTY LINE

16' Section fence in the front

16' Section fence in the back

Change

Replace 3-4x4x8' Post  
1 1/2" Run

91' NBS On West Side of Yard

Install Middle Rail 2x4x8' 67'  
Bottom of fence

Elevation view of fence

20'

5

5

20'