



Fence Permit

PERMIT # 14919 PJB

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

FEE \$10.00

Property Address: 248 VALLECITO CT

Property Tax No: 2943-303-74-024

Subdivision: DURANGO ACRES Subdivision R-4

Property Owner: MARTY P & ANNA MARIE BODEN

Owner's Telephone: 970-242-7967

Owner's Address: 248 VALLECITO CT GJ Co 81503

Contractor's Name: LOREN MOGENSEN - PORTER HOMES & CONCRETE LLC.

Contractor's Telephone: 970-270-7748

Contractor's Address: 2501 VAN BUREN GJ Co 81503

Fence Material & Height: CEDAR with STEEL POST 6ft height

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 <u>R-4</u> SPECIAL CONDITIONS _____ _____ | SETBACKS: Front <u>20</u> from property line (PL) or _____ 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 Date 8/8/07

Community Development's Approval Date 8/8/07

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)

NEW 6FT CEDAR FENCE

EXISTING VINYL FENCE 6FT.

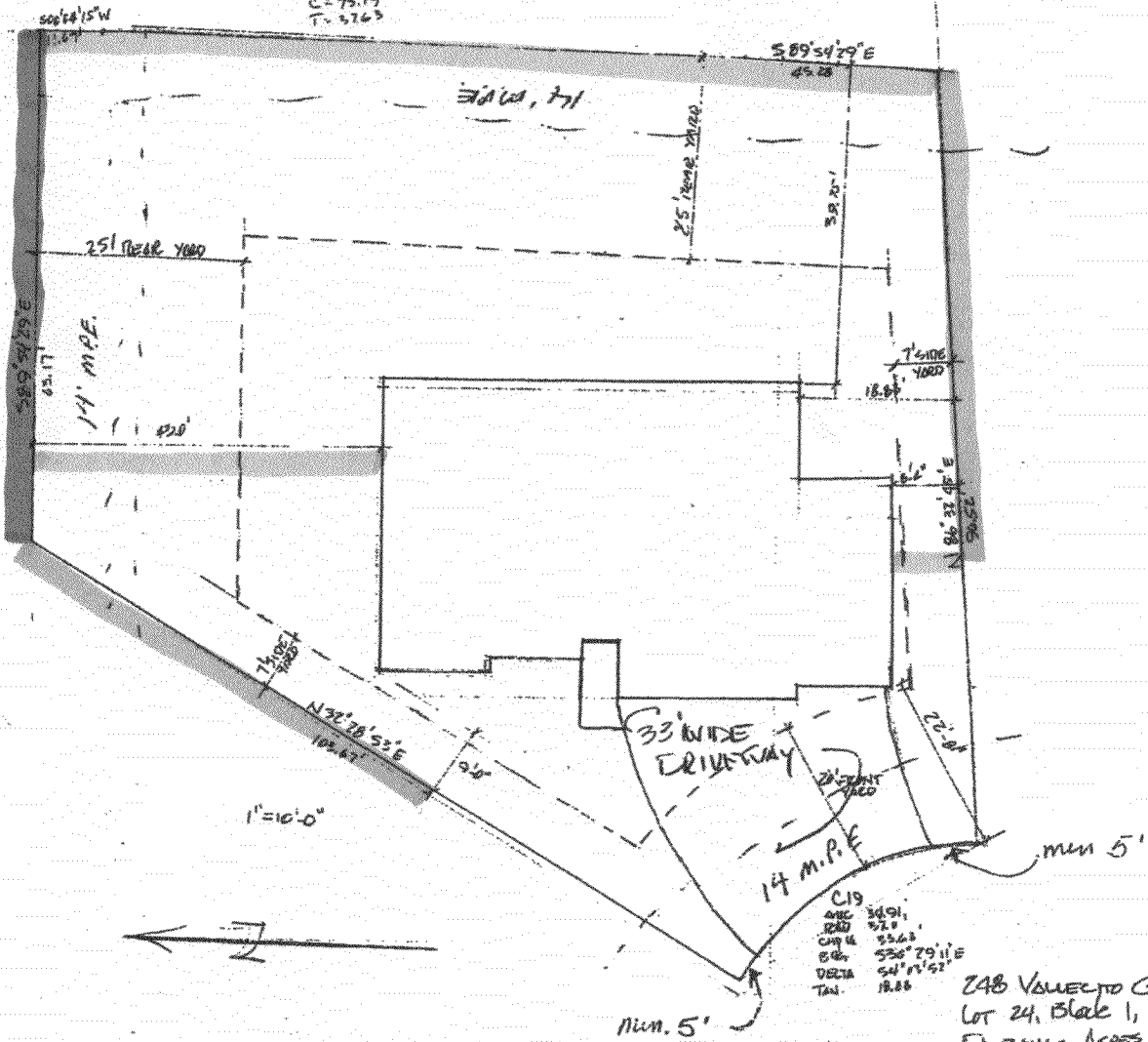
EXISTING 6FT CEDAR FENCE

JAR Wendy Jones 12/28/00
8/8/07

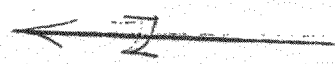
PROPERTY LINES

15' temp construction easement

A=75.21
Z=87.00
D=89°54'29"E
C=75.19'
T=57.63



1"=10'-0"



| | |
|-------|-------------------|
| C19 | 34.91 |
| ARC | 52.0 |
| BEAR | 53.63 |
| CH 14 | 53.63 |
| BEAR | 53.63 |
| DELTA | 54^{\circ}17'52'' |
| TAN | 18.88 |

ZAB VALLEY TO CT.
LOT 24, Block 1, FILINA 2
DURANGO ACRES
2943-503-74-024

Done OK
JAR