



Fence Permit

PERMIT # 15008

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

FEE \$10.00

P

Property Address: 277 E Parkview Drive Grand Junction Colorado 81503
 Property Tax No: 2945-252-21-007
 Subdivision: Parkview
 Property Owner: Ray Feasel
 Owner's Telephone: 314 9795
 Owner's Address: 277 E Parkview DE G5 CO 81503
 Contractor's Name: Ray Feasel
 Contractor's Telephone: 314 9795
 Contractor's Address: 277 E Parkview DR G5 CO 81503
 Fence Material & Height: 6'0 wood privacy 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 <u>R-3</u>	SETBACKS: Front <u>30</u> from property line (PL) or _____ from center of ROW, whichever is greater.
SPECIAL CONDITIONS _____	Side <u>5</u> from PL Rear <u>10</u> 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 Ray Feasel Date 10/19/07
 Community Development's Approval Paul G. Smith Date 10/19/07
 City Engineer's Approval (if required) [Signature] 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)

City of Grand Junction GIS Master Map ©

Flood Plain Information

- 100-Year Floodplain
- 500-Year Floodplain
- Floodway
- Outside 500-Year Flo...
- Outside Study Area
- Revised 100-Year Fl...
- Revised 500-Year Fl...
- Revised Floodway
- ZOOM IN FOR ZONI...

Parcels

- Address Label

Air Photos

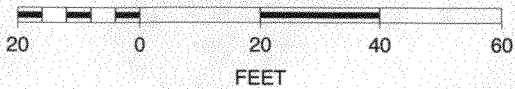
- 2006 Photos
- Highways
- Rivers
- Grand Mesa Lakes
- Lakes
- Street Lables

USGS

- DOQQS



SCALE 1 : 375



ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENT
AND PROPERTY LINES

