



Fence Permit

PERMIT # 14890

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

FEE \$10.00

Property Address: 318 WEST DUTAY AV.

Property Tax No: 2945-151-03-004

Subdivision: CARPENTER

Property Owner: THELISA YRIBIA

Owner's Telephone: 970-241-4037

Owner's Address: 357 WEST DUTAY AV.

Contractor's Name: OWNER - SELF

Contractor's Telephone: 36" chaulking on retaining wall ok. per 4.1.3.1.i.

Contractor's Address: (6' to drop to 48" or 36" in front set back)

Fence Material & Height: 6' WOOD FENCE WITH CONCRETE ~~BASE~~ ^{on} retaining wall.

*GRADE IS BEING MAINTAIN ACROSS NEW SECTION OF SIDE YARD (NOT INCREASED FOR PURPOSE OF HIGHER 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.*

*Permitted
Juliah Peck
10/29/07*

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE R-8 SETBACKS: Front 20 from property line (PL) or
SPECIAL CONDITIONS _____ from center of ROW, whichever is greater.
(VR-2006-354) 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 Robert A. Yribia Date 05-25-07

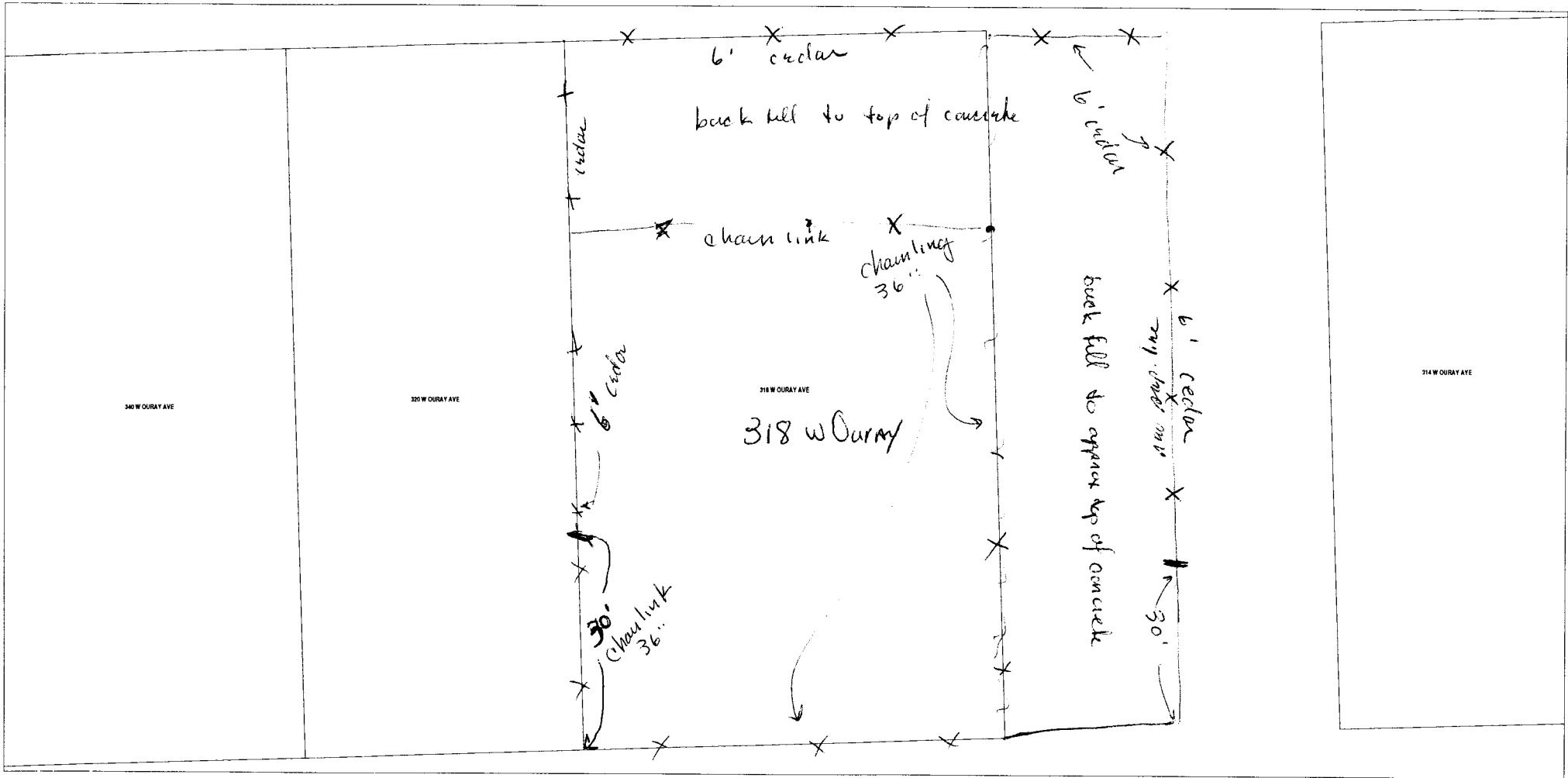
Community Development's Approval Bayleer Henderson Date 10/29/07
Juliah Peck

City Engineer's Approval (if required) _____ Date _____

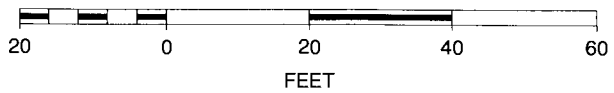
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

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

City of Grand Junction GIS Zoning Map ©



SCALE 1 : 316



Judith Rice 10/29/07







