



# Fence Permit

PERMIT # 15079

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: 322 Carriage Hill crt  
 Property Tax No: 2945-244-45-008  
 Subdivision: Carriage Hill  
 Property Owner: Bill Herzog  
 Owner's Telephone: 410-2872  
 Owner's Address: \_\_\_\_\_  
 Contractor's Name: Innovative Home Improvement  
 Contractor's Telephone: 361-1930  
 Contractor's Address: 483 30 3/4 rd Grand Jct  
 Fence Material & Height: Vinyl fence + 6 ft

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 R-8 SETBACKS: Front 20 from property line (PL) or  
 SPECIAL CONDITIONS \_\_\_\_\_ from center of ROW, whichever is greater.  
 Side 5 from PL Rear 10 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.

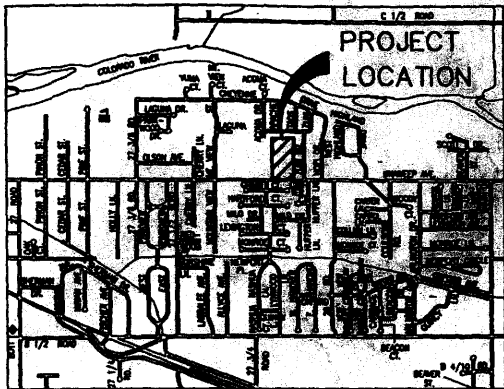
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature Juan Chavez Date 12-5-07  
 Community Development's Approval Paul Hornbeck Date 12-5-07  
 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)

B143272  
 B143274

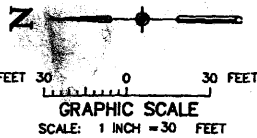
**CARRIAGE HILLS SUBDIVISION**  
 LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 24,  
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN,  
 MESA COUNTY, COLORADO



VICINITY MAP

**AREA SUMMARY**

LOTS	3,439 AC.±	72.2%
TRACT A	0.077 AC.±	1.8%
TRACT B	0.114 AC.±	2.4%
TRACT C	0.042 AC.±	0.9%
ROADS	1.082 AC.±	22.9%
<b>TOTAL</b>	<b>4,764 AC.±</b>	<b>100%</b>



**LEGEND**

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED PLS 19597.
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED PLS 37904.
- ▲ FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED PLS 14113.
- ▲ FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED PLS 24306.
- FOUND THIS SURVEY, CONCRETE NAIL WITH PLASTIC DISK (ILLEGIBLE). SET 1 1/2" DIAMETER DISK MARKED PLS 19597.
- FOUND THIS SURVEY, 5/8" REBAR NO CAP. SET 1 1/2" DIAMETER ALUMINUM CAP MARKED PLS 19597.
- ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.

