



# Fence Permit

PERMIT # 14950

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: 335 Canyon Rim Ct.  
 Property Tax No: 2945-193-18-014  
 Subdivision: Canyon Rim  
 Property Owner: Richard Carroll  
 Owner's Telephone: (970) 257-6026  
 Owner's Address: Same  
 Contractor's Name: Valley Wide Fence.  
 Contractor's Telephone: (970) 523-8150  
 Contractor's Address: 2105 E Main St.  
 Fence Material & Height: 6' Vinyl + 4' Vinyl - 1/3 open picket

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>FD</u>   | SETBACKS: Front _____ 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 9-10-07

Community Development's Approval [Signature]

Date 9/13/07

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)

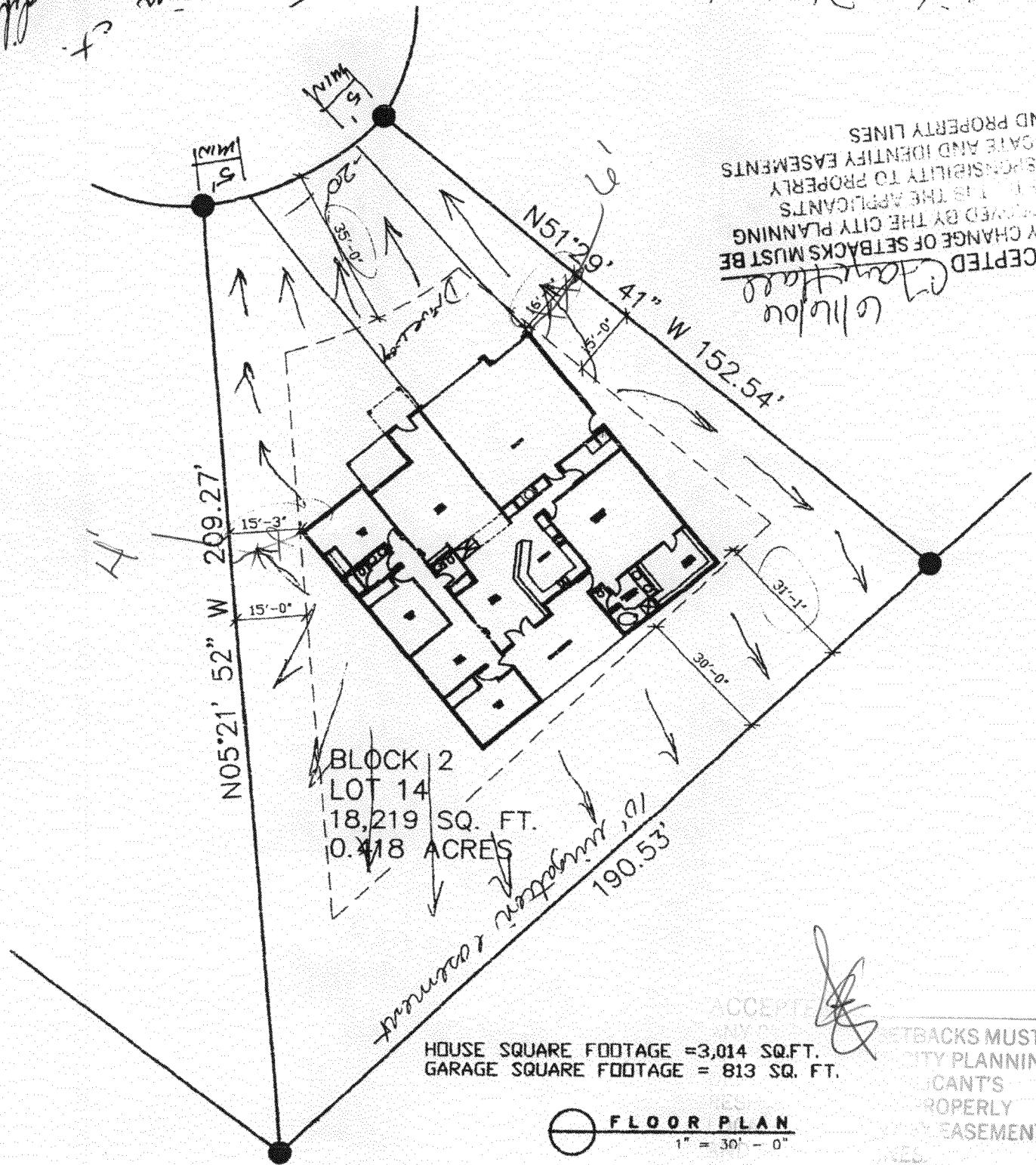
(Pink: Code Enforcement)

Ave Old Washburn  
 6-15-06  
 335  
 canyons 2m ct.

Site Plan &  
 Drainage Plan

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

Dr. Collier  
 Dr. Collier



BLOCK 2  
 LOT 14  
 18,219 SQ. FT.  
 0.418 ACRES

HOUSE SQUARE FOOTAGE = 3,014 SQ. FT.  
 GARAGE SQUARE FOOTAGE = 813 SQ. FT.

FLOOR PLAN  
 1" = 30' - 0"

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