



# Fence Permit

PERMIT # 15230

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: 2060 Baseline Rd

Property Tax No: 2697-354-51-6000

Subdivision: Independence Ranch

Property Owner: Robert + Heather Lyon

Owner's Telephone: 970 245-6446

Owner's Address: 2060 Baseline Rd

Contractor's Name: \_\_\_\_\_

Contractor's Telephone: \_\_\_\_\_

Contractor's Address: \_\_\_\_\_

Fence Material & Height: Wood - Cedar / Stucco posts front + gate (gate - will be wood + wrought-iron)

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 PD SETBACKS: Front 26' from property line (PL) or  
SPECIAL CONDITIONS \_\_\_\_\_ from center of ROW, whichever is greater.  
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 Heather Lyon

Date 5-10-07

Community Development's Approval [Signature]

Date 5-10-07

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)

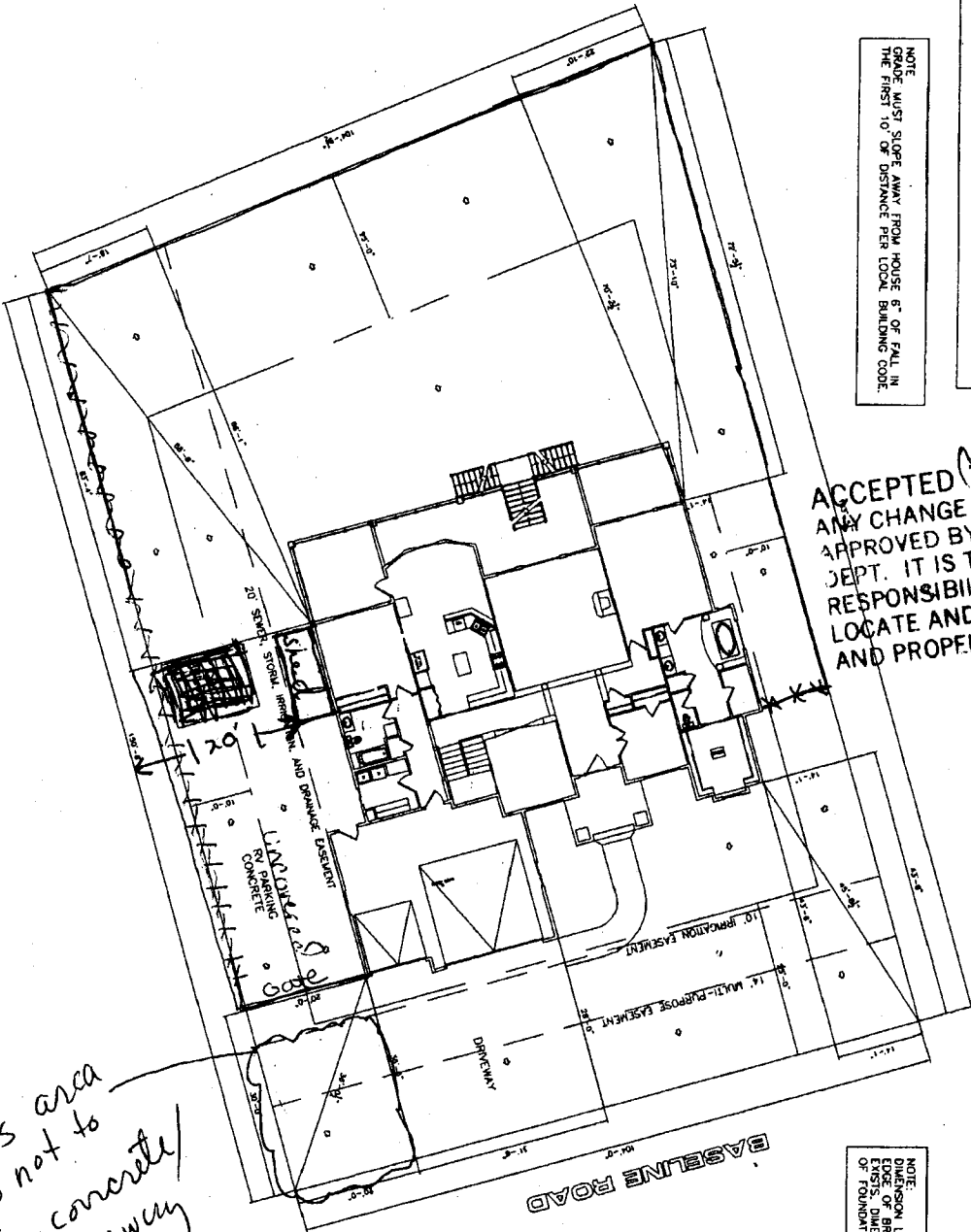
(Pink: Code Enforcement)

NOTE:  
 1. I, THE UNDERSIGNED, THE ARCHITECT OR OWNER TO VERIFY ALL DETAILS.  
 2. THE ARCHITECT OR OWNER TO VERIFY ALL DETAILS.  
 3. ALL DIMENSIONS ARE TO FACE OF FOUNDATION UNLESS OTHERWISE NOTED.  
 4. SETBACKS AND ENCROACHMENTS TO VERIFY ALL SETBACKS AND ENCROACHMENTS.  
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NOTE:  
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

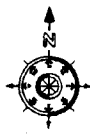
ACCEPTED *8/13/04*  
*Faye Hall*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SCALE: N.T.S.



*This area is not to be concrete driveway*

NOTE:  
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION



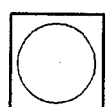
*de m 8/11/04*

NOTE:  
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

SITE DATA INFORMATION	
SECTION NAME	INTERMEDIATE NORTH
LOT NUMBER	9
BLOCK NUMBER	7
STREET ADDRESS	1000 BIRCHDALE ROAD
COUNTY	FRANKLIN
SECTION NO. FT.	15.00
LOT AREA	0.315 ACRES
FRONT SETBACK	10.00
REAR SETBACK	10.00
SIDEYARD SETBACK	20.00

THE LIGON RESIDENCE  
 SITE PLAN  
 SHEET 5

THE LIGON RESIDENCE  
 SITE PLAN



**DRAFT**  
 COMPUTER AIDED DRAFTING  
 GRAND JUNCTION, CO (970) 241-8782

REVISIONS
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