



# Fence Permit

PERMIT # 14940

PH

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: 464 WASHBURN ST.

Property Tax No: \_\_\_\_\_

Subdivision: DAKOTA WEST

Property Owner: ROBERT & IRENE SHEA

Owner's Telephone: 970-214-7990

Owner's Address: 464 WASHBURN ST.

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

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

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

Fence Material & Height: CEDAR 6'

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-5 SETBACKS: Front 20 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.

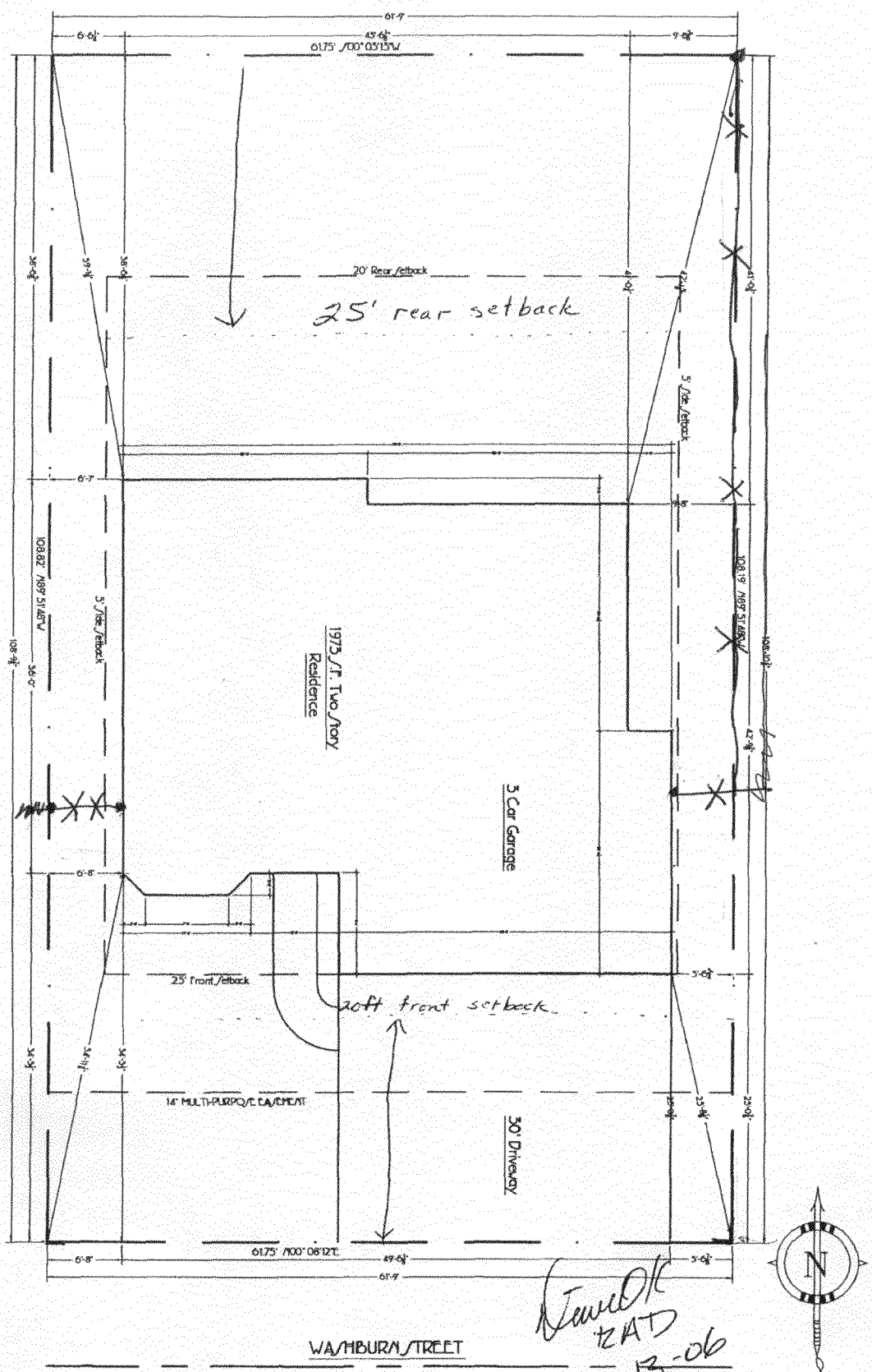
Applicant's Signature [Signature] Date 8/30/07

Community Development's Approval [Signature] Date 8/30/07

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)



ACCEPTED FOR RECORD  
 AND TO BE RECORDED  
 AFTER THE PLANNING  
 DEPARTMENT HAS  
 REVIEWED THE  
 SCENARIOS AND COMMENTS  
 AND APPROVED THE PLAN.

Revised  
 12/13/06  
 11-13-06



A4.C	DATE: 10/06	REVISION	<b>464 Washburn Street</b> 1972 1/2 Plan Grand Junction, CO 81504	<b>AUSTIN &amp; AUGUSTA DESIGN</b> AND CONSTRUCTION MANAGEMENT, INC. <small>3441 BELLA PAVO DRIVE GRAND JUNCTION, CO 81505          TEL: 970-243-1988 www.austinandaugustadesign.com Fax: 970-243-8822</small>	THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF AUSTIN & AUGUSTA DESIGN AND CONSTRUCTION MANAGEMENT, INC. NO REPRODUCTION OF THIS DRAWING OR ANY PART THEREOF IS TO BE MADE OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF AUSTIN & AUGUSTA DESIGN AND CONSTRUCTION MANAGEMENT, INC.
	SCALE: 1/8" = 1'-0"	DATE:			