



Fence Permit

PERMIT # 14963

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

~~FEE \$10.00~~

pd
pd w/ Application
CUP-2007-197

Property Address: 490 28 1/4 RD

Property Tax No: 2943-182-09-001

Subdivision: _____

Property Owner: Louis H. Boyd JR

Owner's Telephone: 970-260-5788

Owner's Address: P.O. Box 128 FRUITA CO 81521

Contractor's Name: SELF

Contractor's Telephone: _____

Contractor's Address: _____

Fence Material & Height: 6' WOODEN 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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1 SETBACKS: Front 20' 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 A.R. Manthei Date 7-SEP-07

Community Development's Approval [Signature] Date 9/7/07

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)

6' WIDE VALLEY PAN

NO. 5 REBAR
5' WITNESS CORNER

N90°00'00"E 240.00'

200.00'

14 PARKING SPACES

15' UTILITY & IRRIGATION EASEMENT
DEDICATED ON DARWIN SUBDIVISION
RECEPTION NO. 1235159

15'

40.00'

BACK OF CURB

DRIVEWAY

EDGE OF ASPHALT

14'
14' MULTIPURPOSE EASEMENT

PARKING SPACE

SIGN POLE

PARKING SPACE

N00°05'05"W 150.00'

5' WIDE SIDEWALK

15' UT
DEDICATED

Install landscape fabric per manufactures specifications and cover with decorative rock cover, developer's preference.

PROPOSED
PARKING SPACE

6 PARKING SPACES

CEDAR PRIVACY FENCE

PROPOSED PATIO

EMERGENCY

PROPOSED BOLLARDS

25.00'

20.00'

25.50'

(2) EXTERIOR LIGHT FIXTURES TO BE INSTALLED BY LICENSED I

28 1/4 ROAD

8 PARKING SPACES

7.00'

22.00'

