



Fence Permit

PERMIT # 14987

FEE \$10.00

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

Property Address: 517 KANSAS Ave

Property Tax No: 2945-074 30004

Subdivision: KANSAS Bluffs - Bluffs Estates

Property Owner: Tom Foster

Owner's Telephone: 242-5457

Owner's Address: _____

Contractor's Name: Self (owner)

Contractor's Telephone: _____

Contractor's Address: _____

Fence Material & Height: 5' (60")

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-4 SETBACKS: Front 20 from property line (PL) or
 SPECIAL CONDITIONS None _____ from center of ROW, whichever is greater.
 Side 7 from PL Rear 25 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 Thomas A. Foster Date 10/10/07

Community Development's Approval Pat Dunlop Date 10/10/07

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)

LOT 4

BLUES WEST ESTATES
FILING NO. 301-303
PLAT BOOK 14 PAGE 95
RECEPTION NO. 1142978

WINDWOOD COURT

LOT 3

BLOCK ONE

LOT 2

S50°51'40"E 280.50

Proposed 4" irrigation line

4" utility easement

Proposed irrigation riser

10" utility easement Plat Book 14 Page 95

Existing irrigation riser

Existing 4" irrigation line

17737.1 SQ. FT.
0.41 ACRES

13874.4 SQ. FT.
0.32 ACRES

ONE STORY HOUSE TO BE REMOVED

SHED

WOOD DECK

2 STORY HOUSE

3+30' EASEMENT
PROPERTY LINE
SEWER LINE

14' Multi-purpose easement
10' utility easement Plat Book 14 Page 95

2+09.39
Existing M.H.
Rim = 4640.29
Inv In = 4633.79
Inv Out = 4633.74

N83°51'00"E 62.52

N04°41'44"E 26.77

KANSAS AVENUE

KANSAS AVENUE

517 KANSAS LOT 4