



# Fence Permit

PERMIT # 14972

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: 536 28 Rd.

Property Tax No: 2943 - 073 - 00 - 016

Subdivision: —

Property Owner: Luis G. Paraga

Owner's Telephone: 424 - 2495 (SISTER) 970 - 361 - 4881

Owner's Address: 536 28 Rd. GS CO 81501

Contractor's Name: owner

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

Contractor's Address: 03' of rock & 1 foot of vinyl along Texas Avenue as indicated on site plan

Fence Material & Height: 230" (2.5 ft) rock & 18" (1.5 ft) vinyl along 28 Rd. & at corner and to point indicated on site plan

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-8 SETBACKS: Front 20 from property line (PL) or

SPECIAL CONDITIONS fence must be 5 feet from center of ROW, whichever is greater.

to EAST of sidewalk along 28 Road. 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 Luis G. Paraga

Date 9-25-07

Community Development's Approval Judith A. Parra

Date 9/24/07

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)

# City of Grand Junction GIS Zoning Map ©



SCALE 1 : 245



536 28 Road



**Kent Harbert - Re: Sight distance at 536 28 Road**

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**From:** Sandy Mallory  
**To:** Kent Harbert  
**Date:** 09/06/2007 11:50 AM  
**Subject:** Re: Sight distance at 536 28 Road  
**CC:** Eric Hahn; Ivy Williams; Jody Kliska; Ken Fischer; Rick Dorris; Tim Moore

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Kent: The 85% speed on 28 Rd. south of Texas Ave. is 40 MPH. (500' min sight distance). When I do the sight distance measurements, I measure back 15' from flow line, but when there is a bike lane or wide paved shoulder I also do a measurement 15' back from the edge line of the bike lane or shoulder line. In my field investigation on this request, (using the 15' back from the bike lane line and the 400 ft. distance), it looked as if a solid fence would create a sight distance problem at this location if it were built at the edge of the sidewalk (where the old fence was). I did look at the GIS map and it looked as if the property line is 5' east of the edge of the existing sidewalk and thus the recommendation to set the fence back to the property line which is approx. 5' east of the edge of the sidewalk, not 5' east of the ROW. The zoning code states that a solid fence in front yard "setbacks", can be up to thirty inches height and can be increased to forty-eight inches provided the fence material is two-thirds open... So my suggestion is the fence be placed on their property line which looks to be approx. 5' east of the east edge of the existing sidewalk (they will need to get a survey of their property line for exact location) and maintain the existing sight distance triangle on the SW corner of the property.

>>> Kent Harbert 8/30/2007 5:33 PM >>>

Jody,

I am reviewing the sight distance needs for a fence permit request at 536 28 Road. Dan Shephard, Code Enforcement, sent a memo to Ivy saying that Sandy recommended the fence be set back 5' from the right-of-way. However, based on the Sight Zone Diagram I don't think we can require the setback, if I'm doing it correctly.

I did it graphically on a print out from GIS with the following:

- posted southbound speed limit is 35 mph, so the required site distance is 425'
- put a mark on the stripe along the east side of the southbound lane at 425' north of the center of Texas Ave.
- put a mark on the center of Texas Ave. 15' east of the stripe on the edge of the northbound lane
- the line connecting the marks goes through the corner of the existing fence at the south end of the section parallel to the back of walk.

The extenuating circumstances are:

- Is the 85th percentile speed on 28 Road 35 mph?
- Should the mark on Texas Ave. be measured from the flowline (as the diagram would indicate) instead of the edge line?

You be the judge.

Kent

**CONTROL POINTS**

- + 43+20, MATCH EXISTING 17' LT.
- + 44+00, 15' LT ANGLE PT

USE

WALK

CONC DRIVE

43+20.17 Lt to 52+33.9 23.2' Lt.  
Remove 9.24' F of 2' C.P.G.

6" CMP  
PLAN 1/8"

Cut path to a neat line as shown  
43+31.3 1' Lt. Exist. storm drain  
inter. Reset to new curb



44+00, 16.5' Lt to Foot of  
Begin type SW beam guard  
rail with wood spacers & blocks.  
Type SW end anchorage  
Foot spacing as shown

3 spaces @ 6'-3"

12'-6" Typ.

2' Curb & Gutter

27+00 43+00 44+00 45+00

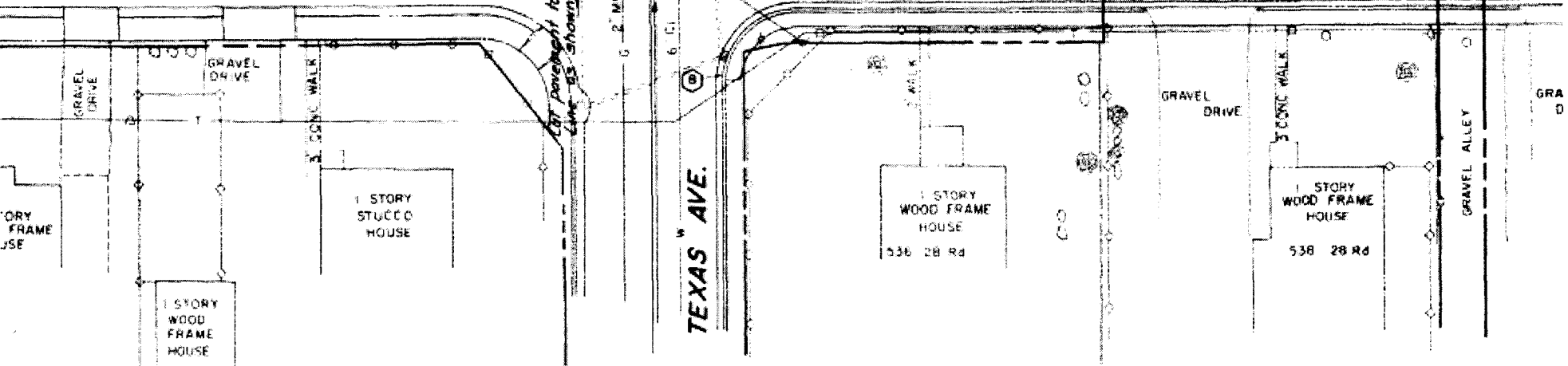
43+39.60 N  
0+00 E

8" SAN

**28 ROAD**

2" MW

4" DI



1 STORY  
FRAME  
HOUSE

1 STORY  
STUCCO  
HOUSE

**TEXAS AVE.**

1 STORY  
WOOD FRAME  
HOUSE  
536 28 Rd

1 STORY  
WOOD FRAME  
HOUSE  
538 28 Rd

GRA  
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