

FEE \$10.00

PERMIT # 14532

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 566 Walnut Ave. Grand Jct. CO 81501

Property Tax No: 2945-112-03-015

Subdivision:

Property Owner: Elizabeth Elam

Owner's Telephone:

Owner's Address: 566 Walnut Ave.

Contractor's Name: Joel Prudhomme

Contractor's Telephone: 250-5413

Contractor's Address: 514 Rado Dr. #F Grand Jct. CO 81503

Fence Material & Height: 3 ft. solid wood, 6 ft. solid wood and 4 ft. metal chain link

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 RMF-5
SETBACKS: Front 20 from property line (PL) or
SPECIAL CONDITIONS must start at least 20ft back from property line
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 [Signature]

Date 3/8/07

Community Development's Approval [Signature]

Date 3/8/07

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: Planning) (Yellow: Customer) (Pink: Code Enforcement)

RUSSELL K SODERQUIST

VERONICA B MITCHELL

GERALD L MCCLURG

JAMES C FULLER

550 Walnut Ave. residence

2945

ELIZABETH C ELAM

566 Walnut Ave. residence

sidewalk from 2945
is
more than
20ft
wide

16 ft. of 3ft. high solid wood fence

27 ft. of 6ft. high solid wood fence

80 ft. of 4ft. high chain link fence/posts

note: new fencing to be built on property line (as best determined) and to replace old existing fencing where it now exists

Walnut Ave
ACCEPTED
ANY CHANGES TO THE BACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES
3/8/07

STEPHEN D ATKINSON

LEE WHITNEY TRUST