



# Fence Permit

PERMIT # 14906

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: 2861 C Road

Property Tax No: 2943-301-81-001

Subdivision: Unaweeep Heights

Property Owner: Mara Geer

Owner's Telephone: (970) 901-9451

Owner's Address: 2861 C Rd

Contractor's Name: owner

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

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

Fence Material & Height: Vinyl 6' x 6' Panels match the fence by UNAWEEP

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 Both 48' picket \_\_\_\_\_ from center of ROW, whichever is greater.  
in front & left vinyl Pent side 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 Mara Geer

Date 7-9-07

Community Development's Approval [Signature]

Date 7/17/07

City Engineer's Approval (if required) \_\_\_\_\_

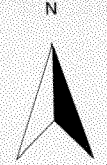
Date \_\_\_\_\_

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

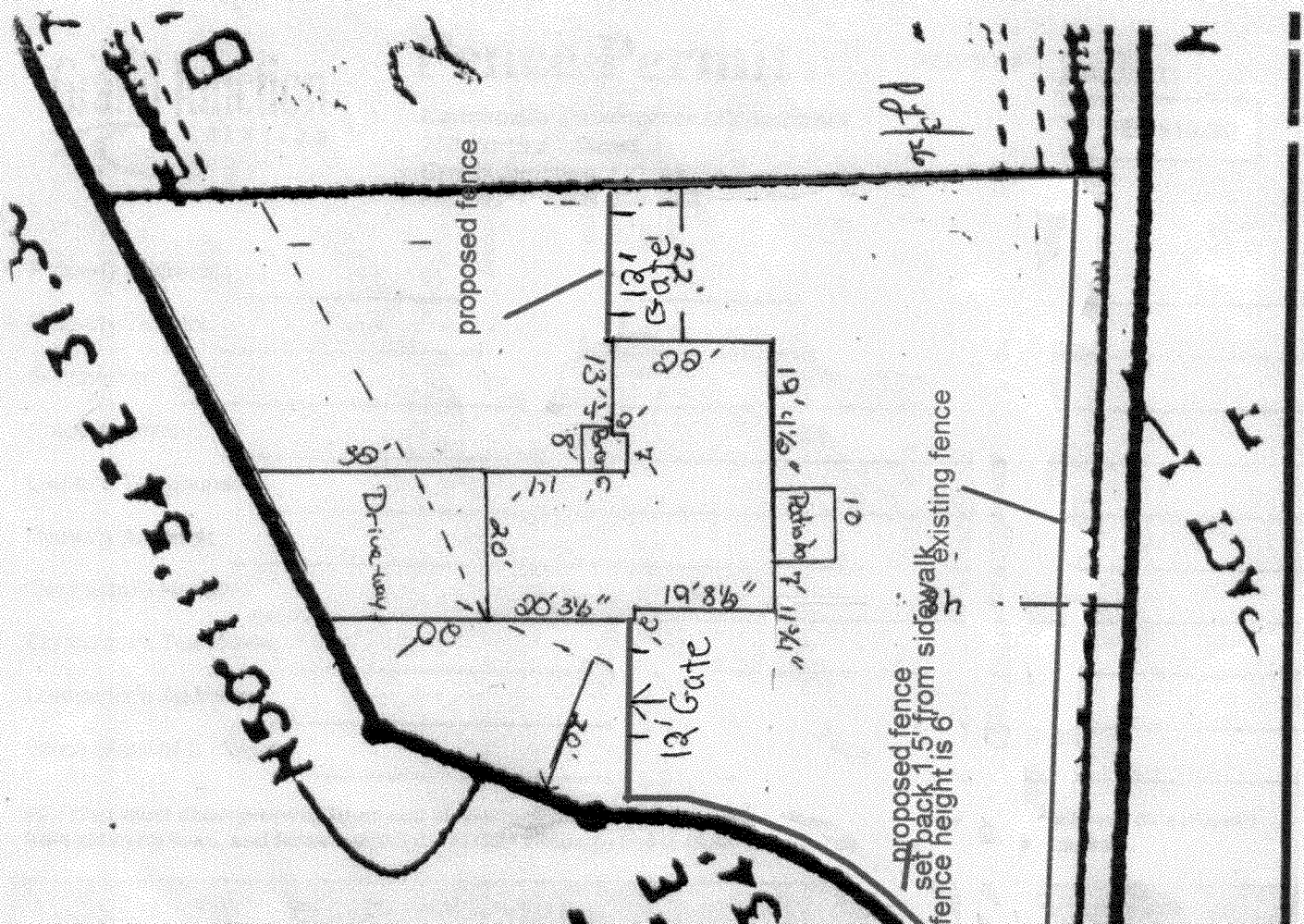
(White: Community Development) (Yellow: Applicant) (Pink: Code Enforcement)



ACCEPTED  
ANY CHANGE OR SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT AS THE APPLICANTS  
HAVE RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES



Monday, June 04, 2007 10:20 AM



ACCEPTED *4/18/04*  
*Fay Hall*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*4/11/04*  
 83.81'  
 90.57'  
 90.28'  
 96.37'  
 78.74.31'

2861 CR  
 Lot 1, Blk 1, FILING 1  
 UNAWEEP Heights  
 Tax # 2943-397-81-001

*51500*  
*51500*  
 113  
 305.5  
 14.95  
 160