



# Fence Permit

PERMIT # 15115

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: 3090 Aberdeen Ln, Grand Jct, CO 81501  
 Property Tax No: 2943-1161-29-003  
 Subdivision: Dakota West  
 Property Owner: Larry Stahl  
 Owner's Telephone: 523-1387  
 Owner's Address: Same  
 Contractor's Name: Valleywide Fence  
 Contractor's Telephone: 523-8150  
 Contractor's Address: 2105 E Main St Grand Jct, CO 81501  
 Fence Material & Height: 6' Vinyl + 2 1/2' Vinyl

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 <u>RMF 5</u>	SETBACKS: Front _____ 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 [Signature] Date 4-16-07  
 Community Development's Approval \_\_\_\_\_ Date \_\_\_\_\_  
 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)

BP 11-21-05  
Rayleen Anderson

ACCEPTED  
ANY CHANGES OR SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

67.31'

25'



5'

CORNER PORCH

5' easement

NOTE:  
LIV. SPACE 1692 sq'  
GARAGE 510 sq'  
PORCHES & PATIO 159 sq'  
DRIVE & SIDEWALK 500 sq'  
TOTAL = 2861 sq'

9'3"

8'

96.43'

GARAGE

PORCH

5'

96.24'

14' EASEMENT

DRIVE WAY

22'

20'

3090 ABERDEEN LANE  
LOT 3 BLOCK 3  
PHASE 2  
6501 sq'

67.31'

← ABERDEEN LANE →

Drive OK  
RAD  
11-16-05