

Public Works & Planning Department
250 North 5th Street
Grand Junction, CO 81501
Phone: (970) 244-1430 FAX: (970) 256-4031

Fee \$10.00

Property Address: 415 1/2 29 1/2 Rd
 Property Tax No: 2943 - 173 - 44 - 007
 Subdivision: Country Place Estates
 Property Owner: Carlos Figueroa
 Owner's Telephone: (970) 433-7346
 Owner's Address: Same
 Contractor's Name: Valleywide Fence
 Contractor's Telephone: (970) 323-8150
 Contractor's Address: 2105 E. Main St
 Fence Material & Height: 6' Solid Vinyl *MUST BE 20' FROM PROPERTY LINE IN FRONT

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 PLANNING STAFF			
ZONE <u>R8</u>	SETBACKS: Front <u>20/25</u>	from property line (PL) or	
SPECIAL CONDITIONS <u>Country place estates</u>	from center of ROW, whichever is greater.		
	Side <u>5/3</u>	from PL	Rear <u>10/5</u> 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).

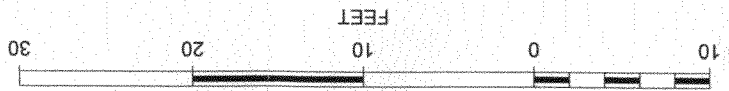
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 Public Works & Planning 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.

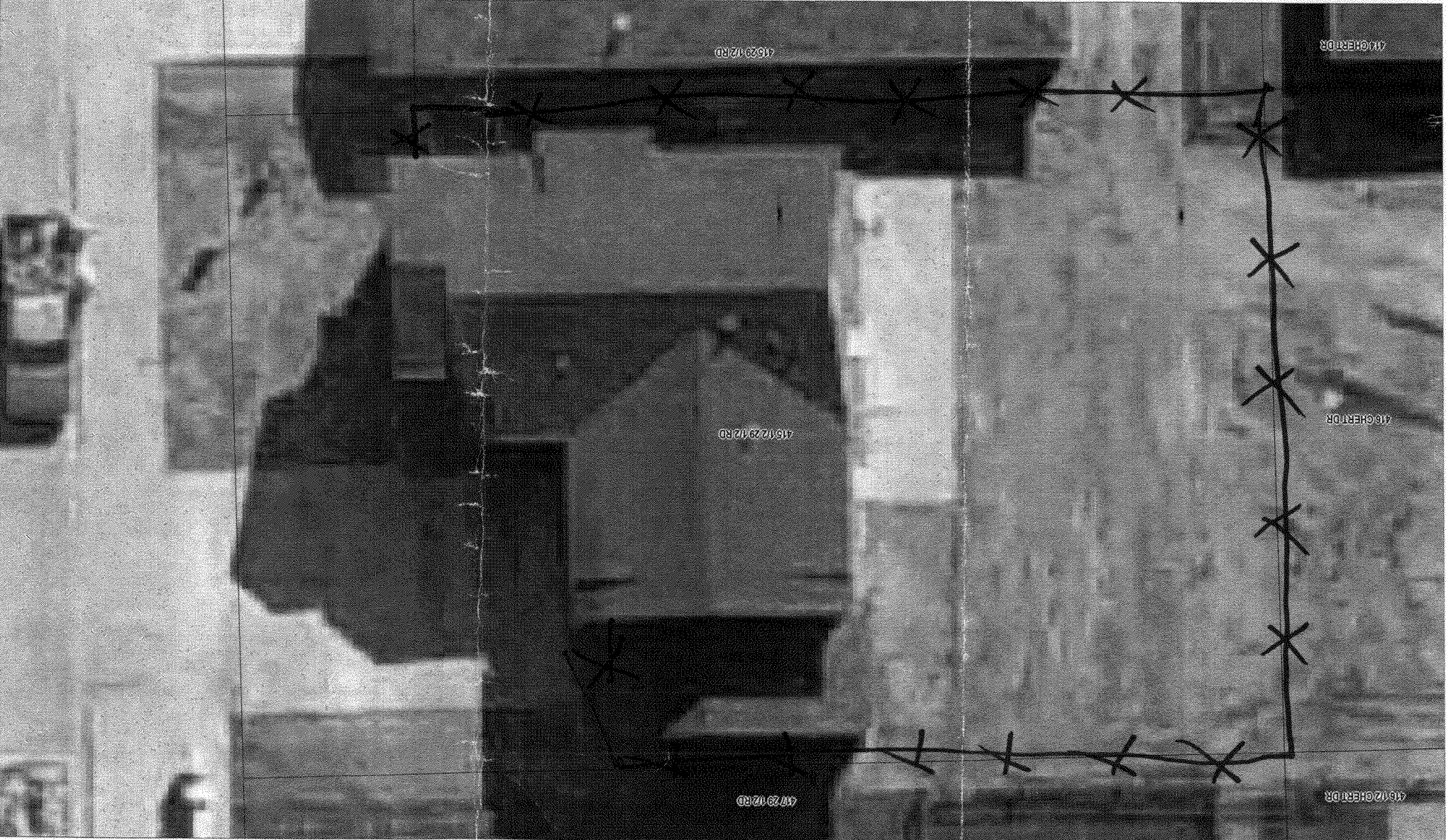
Applicant's Signature [Signature] Date 5/14/08
 Planning Approval [Signature] Date 5/19/08
 City Engineer's Approval (if required) _____ Date _____



MUST BE 20'
from property line
front



SCALE 1 : 132



41629112 RD

41629112 RD

4161229112 RD

41629112 RD

41629112 RD

41629112 RD



416 CHERT DR

417 29 1/2 RD

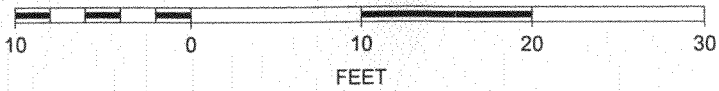
416 CHERT DR

415 1/2 29 1/2 RD

416 CHERT DR

416 29 1/2 RD

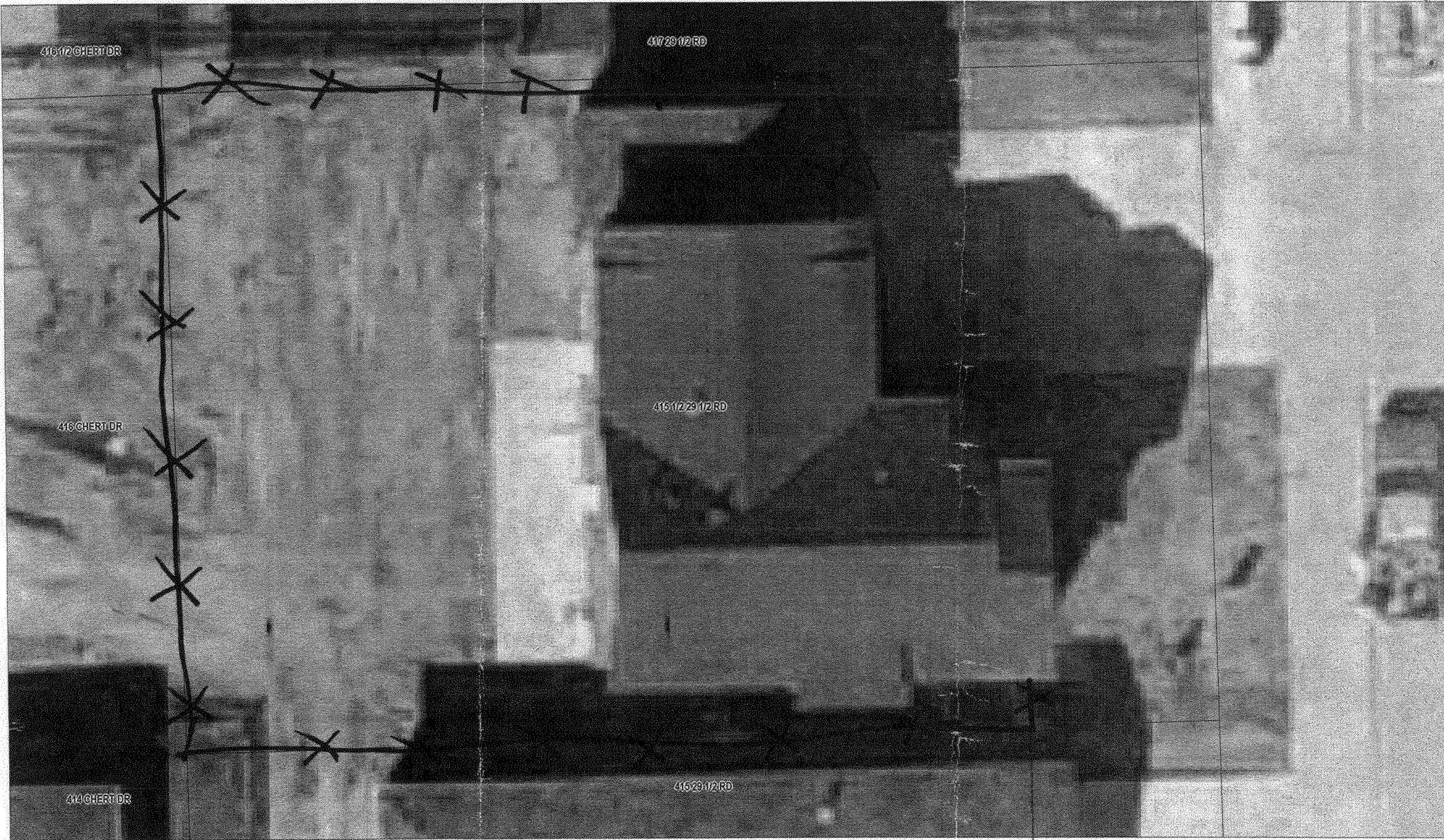
SCALE 1 : 132



→ must be 20'
from property line
from front



Wednesday, May 14, 2008 3:30 PM



41612 CHERT DR

41629 1/2 RD

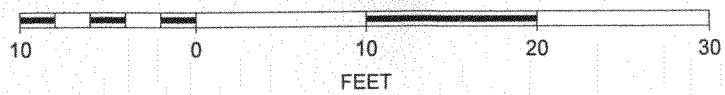
416 CHERT DR

41612 29 1/2 RD

416 CHERT DR

41629 1/2 RD

SCALE 1 : 132



*must be 30'
from property line
from front*

