



Fence Permit

PERMIT # 15318

Community Development Department
250 North 5th Street
Grand Junction, CO 81501
Phone: (970) 244-1430 FAX (970) 236-4031

FEE \$10.00

Property Address: 415 Walnut Ave.

Property Tax No: 2945-112-08-001

Subdivision: Bockeliff Park

Property Owner: Sean Richardson

Owner's Telephone: (970) 263-0776

Owner's Address: 415 Walnut Ave.

Contractor's Name: J & S Fence Company, Inc.

Contractor's Telephone: (970) 243-2723

Contractor's Address: 2886 I-70 Bus loop, Grand Junction, CO 81501

Fence Material & Height: 6' high, Cedar Privacy

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-5 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 Eric Downey Date 5/10/08


Community Development's Approval Gayle Henderson Date 5-1-08

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 City Map ©


 **Redline**

Parcels

 **Address Label**





Air Photos

 **2006 Photos**

 **Highways**

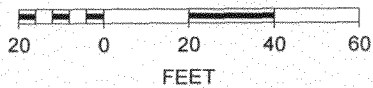
Street Labels

City Limits

-  Grand Junction
-  Fruita
-  Palisade
-  Mesa County



SCALE 1 : 545

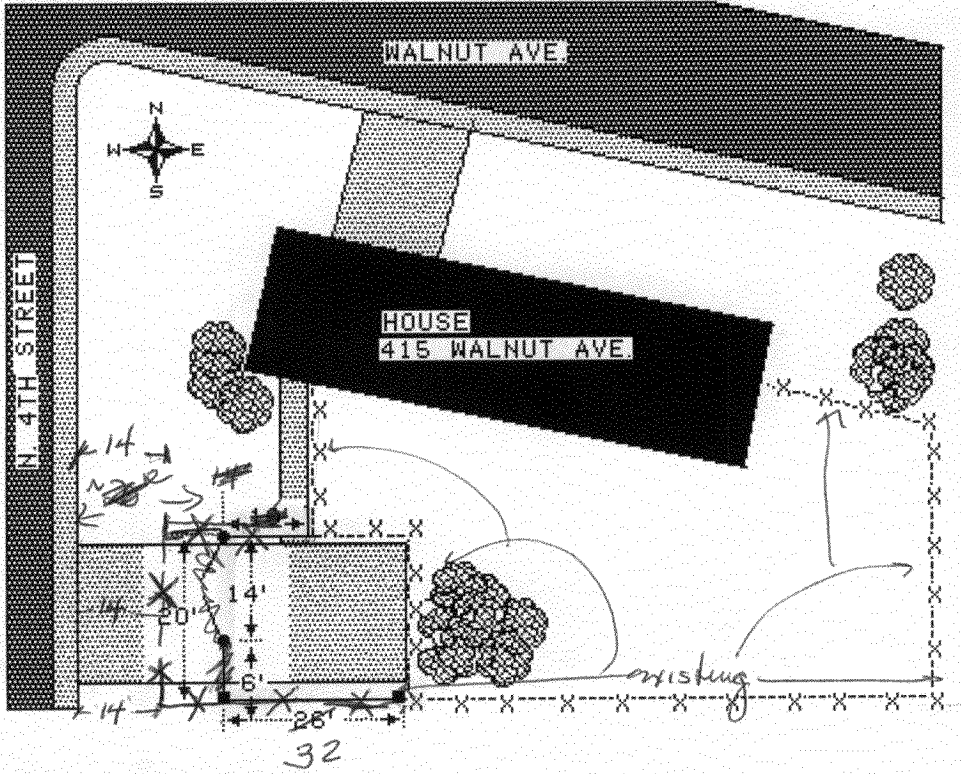




J & S FENCE COMPANY INC.
2886 I-70 BUSINESS LOOP
GRAND JUNCTION, COLORADO 81501
(970) 243-2723 (FAX) 243-2735

JOB SKETCH

PERMIT #15318



NOTE: DRAWING IS NOT TO SCALE.
—x— 6' HIGH, CEDAR PRIVACY FENCE.
---x--- EXISTING FENCE TO REMAIN.

11/12/2007