

# Fence Permit

PERMIT # **NO** 15500

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: 433 Pear Lane  
 Property Tax No: 2943-164-20-003  
 Subdivision: Pear Park Place Subdivision  
 Property Owner: Ashley Construction, Inc.  
 Owner's Telephone: (970) 242-2633  
 Owner's Address: 545 Grand Mesa ave  
 Contractor's Name: Ashley Construction, Inc.  
 Contractor's Telephone: 242-2633 (970)  
 Contractor's Address: 545 Grand Mesa ave  
 Fence Material & Height: Vinyl 6ft

**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>R-8</u>	SETBACKS: Front _____	from property line (PL) or	
SPECIAL CONDITIONS _____	_____	from center of ROW, whichever is greater.	
_____	Side _____	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 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 9-22-08  
 Planning Approval [Signature] Date 9-22-08  
 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: Planning)

(Yellow: Applicant)

(Pink: Neighborhood Services)

433 Pear Lane Lot 3

52.50

Property Line

Property Line

24.08 ft  
plus  
10 ft setback  
for  
Irrigation Easement  
= 34.08  
Back

ACCEPTED *PD Lyli Reynolds*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
EASEMENTS AND PROPERTY LINES.

27 ft

44 ft

House

88.08

88.08

20.5 ft side

5 ft  
setback  
side

Easement.

20 ft  
setback  
front

12 ft  
Driveway

Easement

Driveway  
OK  
for 7/15/08

Property Line

Property Line

Not  
This

52.50