

Fence Permit

PERMIT # **NO** 15526

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: 558 ACACIA AVE
 Property Tax No: 2943-082-56-003
 Subdivision: Arbon
 Property Owner: Blum
 Owner's Telephone: 255-8853
 Owner's Address: 2350 G Rd
 Contractor's Name: Dow Koppes
 Contractor's Telephone: 874-4346
 Contractor's Address: 1570 14th St rd
 Fence Material & Height: 6' cedar

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 PD 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 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 12/5/08
 Planning Approval Gayleen Henderson Date 12-5-08
 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)

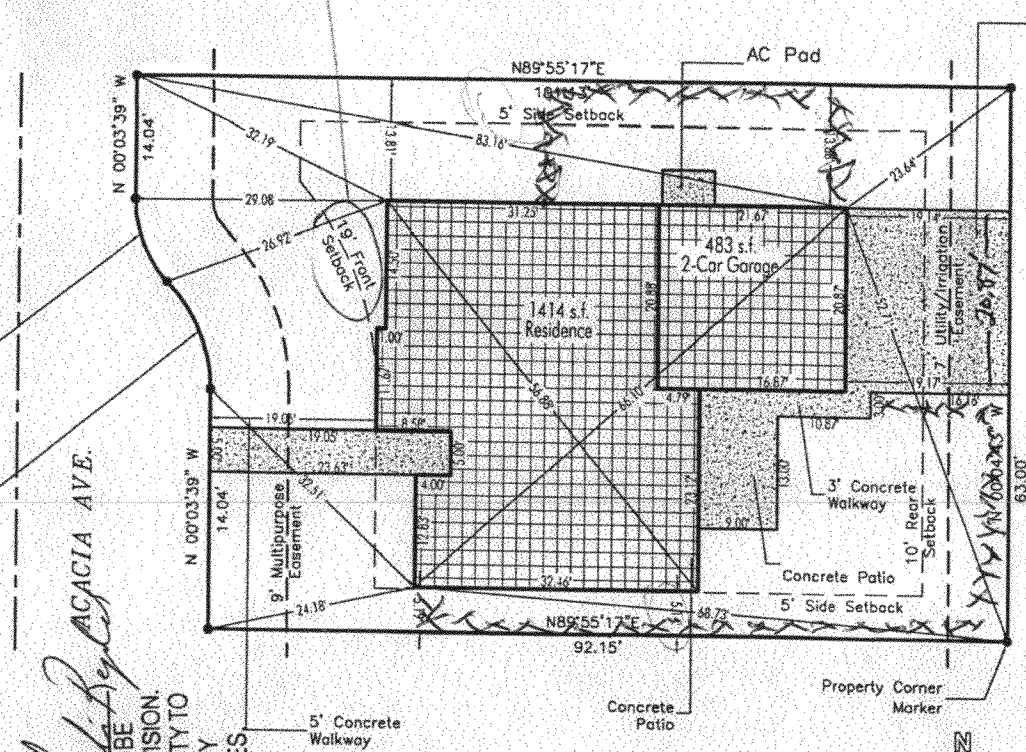
(White: Planning)

(Yellow: Applicant)

(Pink: Neighborhood Services)

$\Delta = 45^{\circ}34'23''$
 Length = 10.34'
 Radius = 13.00'
 Ch. Brg. = S 22°50'50" E
 Ch. Length = 10.07'

$\Delta = 45^{\circ}34'23''$
 Length = 13.52'
 Radius = 17.00'
 Ch. Brg. = N 22°50'50" W
 Ch. Length = 13.17'

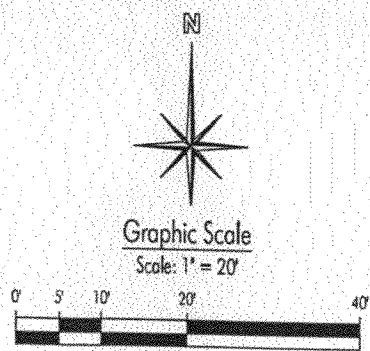


Check

JAK [Signature]

ACCEPTED
 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


 546 Main Street, #404
 Grand Junction, CO 81501
 Phone: (970) 263-8372
 eFax: (303) 484-6429
 drafter@apexdrafting.biz



CHESTNUT-RGL

LOT 3, BLOCK 4

ARBORS SUBDIVISION, FILING No. 1

5-19-08

SCALE: 1"=10'-0"