

# Fence Permit

PERMIT # N<sup>o</sup> 15303

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: 2058 Base line Dr.  
Property Tax No: 2947 151 51 0007  
Subdivision: Independence Ranch  
Property Owner: Mike Zagrebski  
Owner's Telephone: 970 257 0171  
Owner's Address: Same as above  
Contractor's Name: N/A  
Contractor's Telephone: N/A  
Contractor's Address: N/A  
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 <u>PD</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 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 5-27-08  
Planning Approval Gayleen Anderson Date 5-27-08  
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)

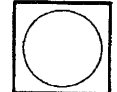
(Pink: Neighborhood Services)

- NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
  2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNER'S ACCEPTANCE OF THESE TERMS.
  3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
  4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
  5. THIS PLAN HAS NOT BEEN CHECKED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

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

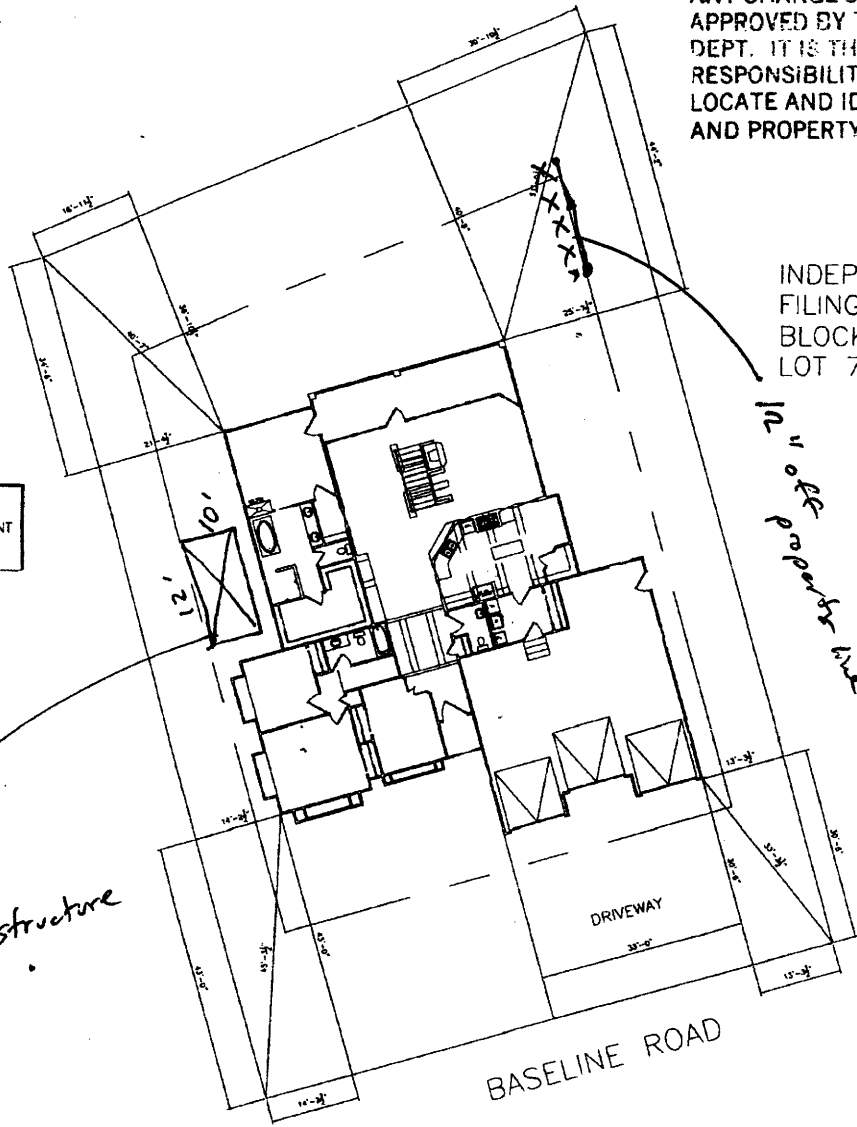
REVISIONS	

**Auto DRAFT**  
 COMPUTER AIDED DRAFTING  
 GRAND JUNCTION, CO (970) 241-6722



INDEPENDENCE RANCH  
 BLOCK 2 - LOT 7 FILING 10

TYPE OF AUTODRAFT
CAD FILE
X-2-01
DATE
1/8" = 1'-0"



INDEPENDENCE RANCH  
 FILING 10  
 BLOCK 2  
 LOT 7

*12" offset proposed here*  
*OK*  
*W*  
 8/17/04

NOTE:  
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

ACCEPTED *NA* *Wendy Spurr* 8/18/04  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*structure*