

# Fence Permit

PERMIT # N<sup>o</sup> 15911

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: 2674 Capra Way  
 Property Tax No: 2945-024-01-001  
 Subdivision: Northern Hills, Lot 1  
 Property Owner: Sam + Audrey Maso  
 Owner's Telephone: 242-2446  
 Owner's Address: \_\_\_\_\_  
 Contractor's Name: \_\_\_\_\_  
 Contractor's Telephone: \_\_\_\_\_  
 Contractor's Address: \_\_\_\_\_  
 Fence Material & Height: Wire/wood 50"

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 R4 SETBACKS: Front 20 from property line (PL) or  
 SPECIAL CONDITIONS \_\_\_\_\_ from center of ROW, whichever is greater.  
4.1.J.1.E 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 12/10/08  
 Planning Approval JAR E McKee Date 12/10/08  
 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)

# City of Grand Junction GIS City Map ©

**Parcels**  
□ Address Label

**Air Photos**  
■ 2008 Photos

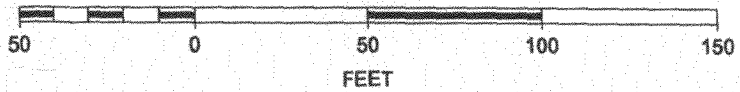
— Highways

— Street Labels

■ City Limits  
■ Grand Junction  
■ Fruita  
■ Palisade  
■ Mesa County



SCALE 1 : 647



# 3131 D Road



SCALE 1 : 2,632

