

Fence Permit

PERMIT # **Nº** 15402

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: 2871 Victoria Dr
 Property Tax No: 2943-301-35-001
 Subdivision: Unaweeep Heights
 Property Owner: Pedro Mendoza
 Owner's Telephone: (970) 234 4248
 Owner's Address: Same
 Contractor's Name: Valleywide Fence
 Contractor's Telephone: (970) 523-8150
 Contractor's Address: 2105 E Main St.
 Fence Material & Height: 6' Solid Vinyl

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-4</u>	SETBACKS: Front <u>20'</u> from property line (PL) or
SPECIAL CONDITIONS _____	<u>0</u> from center of ROW, whichever is greater.
_____	Side <u>0</u> from PL Rear <u>0</u> 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 9-23-08
 Planning Approval [Signature] Date 9/25/08
 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)

VALLEYWIDE FENCE

existing fence

P.O. Box 445
Clifton, CO 81109

(970) 523-8150
Fax: (970) 523-5272

Irrigation & Drainage Easement

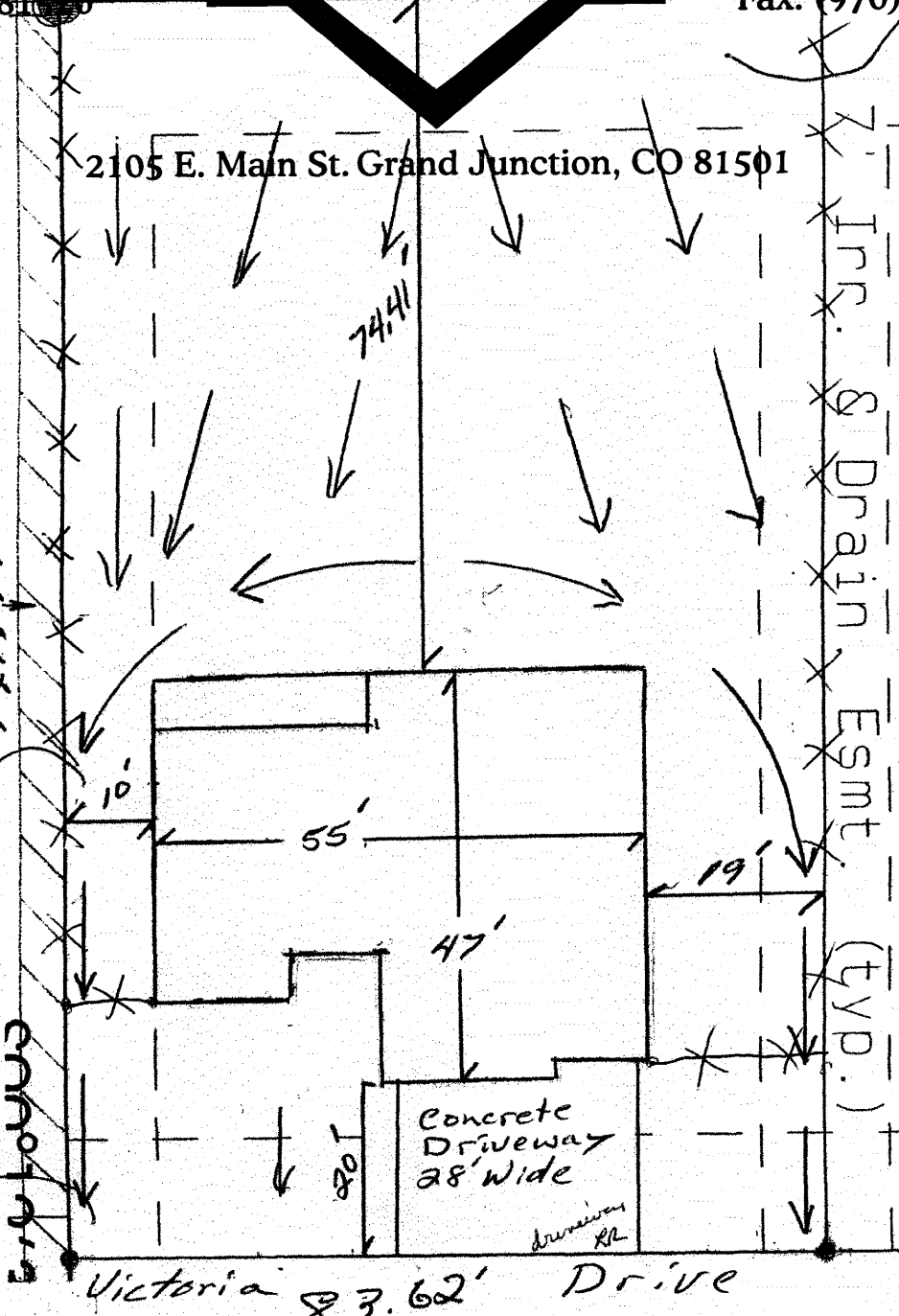


2105 E. Main St. Grand Junction, CO 81501

SCALE:
Horiz: 1" = 20'

10' Irrigation Easement
41.41'
41.41'
4' Multipurpose Easement

Irr. & Drain Esmt
20.81'
14.81'



Victoria 83.62' Drive

Legal: Lot 1, Block 3

Subdivision Unawep Heights ACCEPTED *Pat DeLong 5/7/08*

Front Setback 20'
Side Setback 7'
Rear Setback 25'

Street Address: 2871 Victoria Dr
House sq. ft.: 2291
Garage sq. ft.: 640
Covered Porch/Patio: 180
Lot Size: 11883
Lot Coverage: A
Drainage Type: A

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.

Min TOF 4668
Max TOF 4670
Asbuilt TOF ()

x - spot elevations
[x] - utility peds

Rayburst