



Fence Permit

PERMIT # **N^o** 15323 41

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: 2920 River Bend Lane

Property Tax No: 2943-292-38-011

Subdivision: Riverview Estates

Property Owner: Keith W + Joan E. Clark

Owner's Telephone: 970-245-5987

Owner's Address: 2920 River Bend Lane

Contractor's Name: _____

Contractor's Telephone: _____

Contractor's Address: _____

Fence Material & Height: Vinyl, 6' sides + back, 3'2" split-rail (vinyl) side front

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 _____ 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 Joan E. Clark Date 6/6/08

Planning Approval Gayle Henderson Date 6-6-08

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)

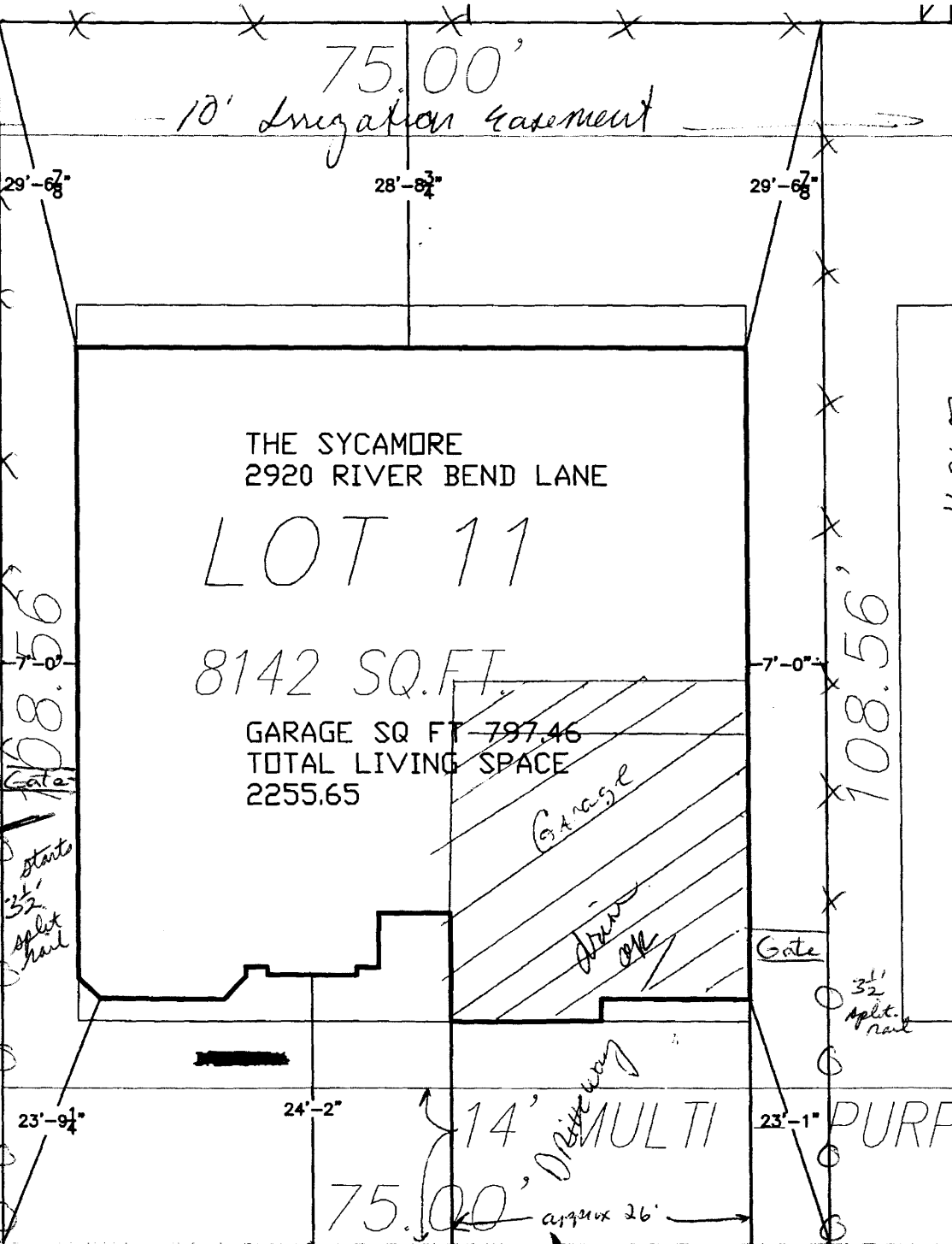
(Yellow: Applicant)

(Pink: Neighborhood Services)

N00°00'00"E 108.56'

IRRIGATION & DRAINAGE EASEMENT

N00°00'00"E



THE SYCAMORE
2920 RIVER BEND LANE

LOT 11

8142 SQ.FT.

GARAGE SQ FT 797.46
TOTAL LIVING SPACE
2255.65

Garage

Driveway

75.00'
-10' Irrigation easement

29'-6 7/8" 28'-8 3/4" 29'-6 7/8"

7'-0" 7'-0"

108.56'

23'-9 1/4" 24'-2" 23'-1"

14' MULTI PURPOSE EASEMENT
75.00' approx 26'

STREET

11-24-07

W.S. Joshua, P.E.

NO CHANGES TO BACKS MUST BE
MADE WITHOUT THE PLANNING
COMMISSION'S
APPROVAL
ALL EASEMENTS
AND PROPERTY LINES



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