

# Fence Permit

PERMIT # **NO** 15608

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: 2948 Margaret dr.  
 Property Tax No: 2943-293-34-008  
 Subdivision: Chipota West  
 Property Owner: Armond C Hughes  
 Owner's Telephone: (970) 433-2056  
 Owner's Address: 205 Knob Hill dr  
 Contractor's Name: Monzo Builders  
 Contractor's Telephone: (970) 433-2056  
 Contractor's Address: 205 Knob Hill dr  
 Fence Material & Height: 6' TAN 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 R-4 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 11-17-08  
 Planning Approval [Signature] Date 11-17-08  
 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)

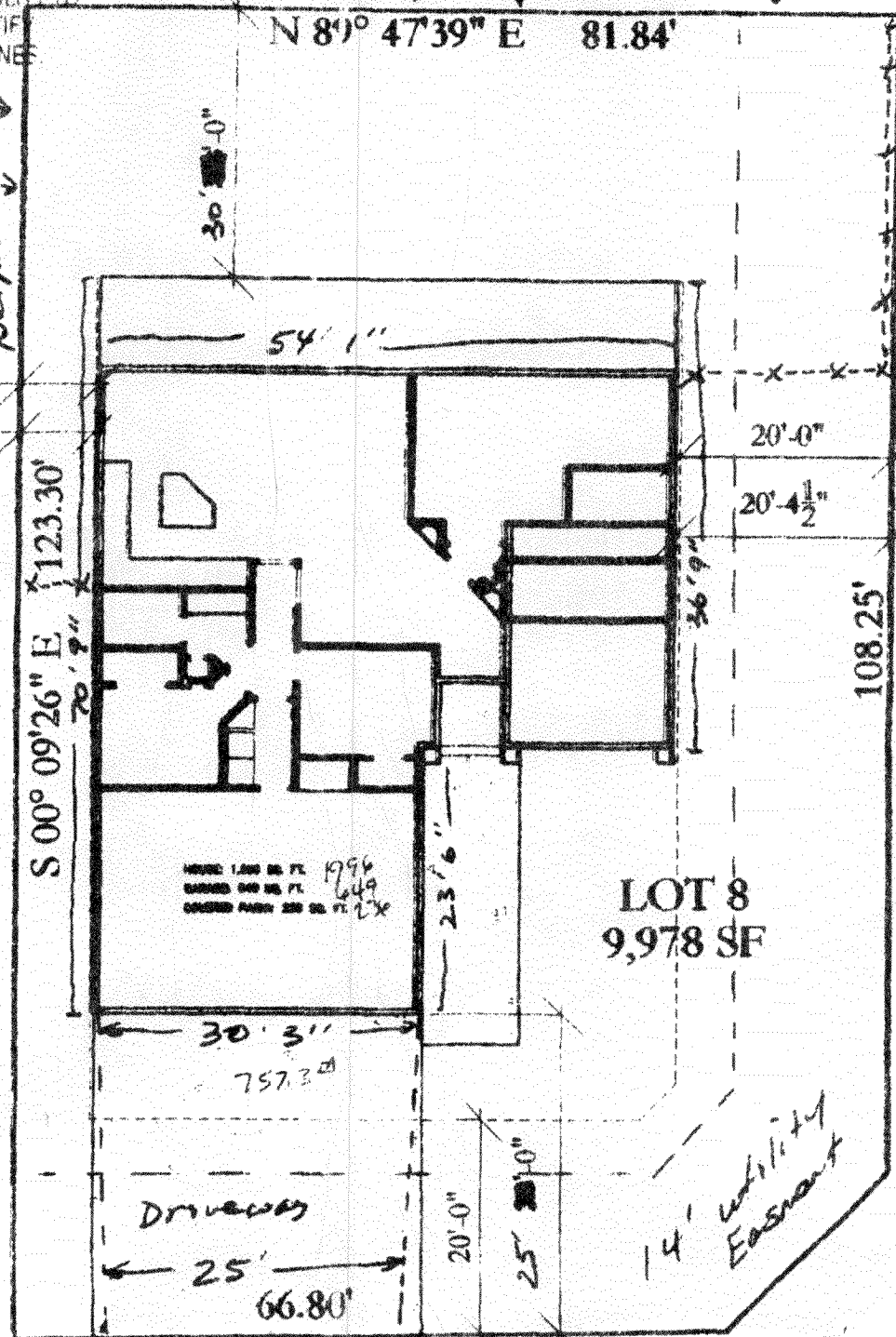
(Pink: Neighborhood Services)

2948 Margaret Dr.

LOT 9  
9,138 SF

ACCEPTED PD *Lula Ryland*  
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.

*Neighbor has existing fence*



LOT 7  
9,248 SF

LOT 8  
9,978 SF

MERLE'S WAY

2948

Dr. 26 OK  
for 6/10/08  
MARGARET DRIVE