

# Fence Permit

PERMIT # **N<sup>o</sup>** 15271

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: 3021 Grand Meadows Ave  
 Property Tax No: 2943-1162-03-012  
 Subdivision: \_\_\_\_\_  
 Property Owner: John Feuerborn  
 Owner's Telephone: (970) 361-6040  
 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 R-5 SETBACKS: Front 20' from property line (PL) or  
 SPECIAL CONDITIONS none \_\_\_\_\_ 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 Donald Critter Date 5/19-08  
 Planning Approval Pat Dunlap Date 5/28/08  
 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°04

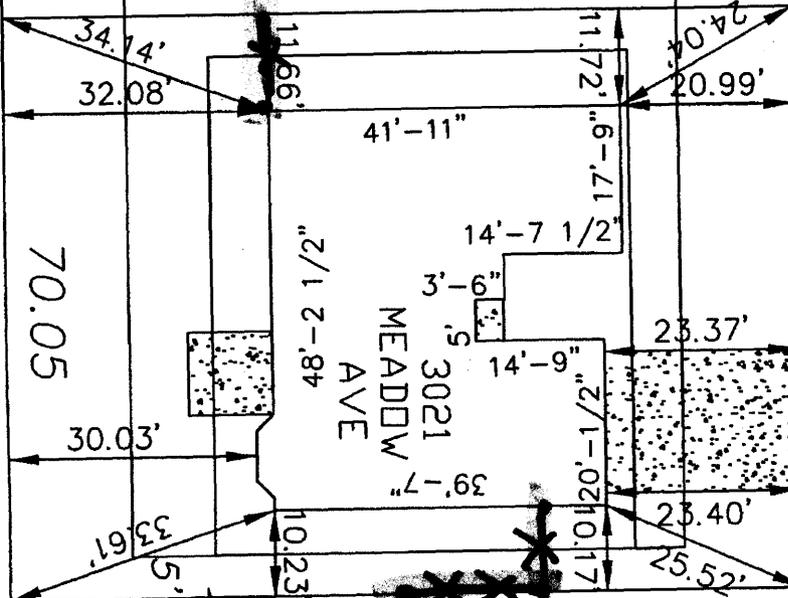
69.06

R

F

94.99

69.06



70.05

70.05

82.48

N89°55'09"E 274.65

108.17

69.06

69.06

1 = 20  
R

ACCEPTED *C. Faye Nelson*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS.

10/25/02  
*C. Faye Nelson*

*OK*  
 10/11/02

FEE \$ 10.00
TCP \$ 500.00
SIF \$ 292.00

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 810523



Your Bridge to a Better Community

BLDG ADDRESS 3021 Grand Meadows Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1394 garage 420  
TAX SCHEDULE NO. 2943-1102-00-022 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
SUBDIVISION Grand Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
FILING 1 BLK 1 LOT 12 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction  
(1) OWNER Darter, LLC NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction  
(1) ADDRESS 786 Valley Ct USE OF EXISTING BUILDINGS \_\_\_\_\_  
(1) TELEPHONE 523-5558 DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_  
(2) APPLICANT Grace Homes TYPE OF HOME PROPOSED:  
(2) ADDRESS 786 Valley Ct.  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_\_ Manufactured Home (HUD)  
(2) TELEPHONE 523-5558 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RMF-5 Maximum coverage of lot by structures 60%  
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 5' from PL, Rear 25' from PL Parking Req'mt 2  
Maximum Height 35' Special Conditions \_\_\_\_\_  
CENSUS 8 TRAFFIC 57 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Monica Kuta Date 10-01-02  
Department Approval cc Faye Nelson Date 10/25/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15422</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/25/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning)      (Yellow: Customer)      (Pink: Building Department)      (Goldenrod: Utility Accounting)