

Fence Permit

PERMIT # **N^o** 15839

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: 104 Sherman Dr
 Property Tax No: 16175 tax area 2945-252-10-001
 Subdivision: Artesia Heights
 Property Owner: Brian Serve
 Owner's Telephone: 261-4815
 Owner's Address: 104 Sherman Dr
 Contractor's Name: NA
 Contractor's Telephone: NA
 Contractor's Address: NA
 Fence Material & Height: 6' cedar

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-8 SETBACKS: Front 20' from property line (PL) or
 SPECIAL CONDITIONS None _____ from center of ROW, whichever is greater.
 Side 0 from PL Rear 0 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 Brian Serve Date 3/6/09
 Planning Approval Pat Dunlop Date 3/6/09
 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)

75' North

15'

75'

Brian Serve
104 Sherman Dr

80'

80'

From
site line
to property
line



water
pump

135'

135'

East

4'

15'

19'

37'

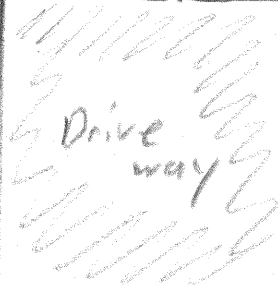
House

26'

4'

18'

27'
























Drive
way

12'

75'

City of Grand Junction GIS Master Map ©

-  201 Persigo Service Area
-  Traffic Cameras
 -  5th St. Overpass
 -  Grand Ave. & 12th St.
 -  Grand Ave. & 1st St.
 -  I70B & 25 Road
 -  North & 12th St
 -  North & 1st St
 -  North & 29 Rd
 -  North & 7th St
 -  Patterson & 29 Rd
 -  Patterson & 7th St
 -  Riverside Parkway.
 -  Patterson & 29 Rd
- Parcels**
 -  Address Label
- Air Photos**
 -  2008 Photos
 -  Highways
 -  Rivers
 -  Lakes
 -  Regional Lakes
 -  Street Lables



SCALE 1 : 762

