

# Fence Permit

PERMIT # **NO** 15872

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: 130 Orchard Ave  
 Property Tax No: 2945-112-00-029  
 Subdivision: N/A  
 Property Owner: Michael Toomey  
 Owner's Telephone: 295-6472 work 254-7494  
 Owner's Address: 130 Orchard Ave  
 Contractor's Name: \_\_\_\_\_  
 Contractor's Telephone: \_\_\_\_\_  
 Contractor's Address: \_\_\_\_\_  
 Fence Material & Height: concrete & wood 8'

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 Increase to 8' \_\_\_\_\_ from center of ROW, whichever is greater.  
approved p § 4.1.J.1.i - See approval letter attached. 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 Michael Toomey Date 3-20-09  
 Planning Approval C. McKee Date 4/14/09  
 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)



PUBLIC WORKS & PLANNING

CITY OF GRAND JUNCTION  
GRAND JUNCTION, COLORADO

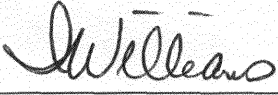
<b>FOR</b>	)	<b>FINAL DECISION</b>
	)	
Michael Toomey	)	
130 Orchard Avenue	)	<b>Fence Permit # 15872</b>
Grand Junction, CO 81501	)	
	)	

The owner of the property at 130 Orchard Avenue, Grand Junction, Colorado has requested approval of a fence that is eight (8) feet in height on Fence Permit No 15872. Six (6) feet is the maximum height allowed for a side yard fence on this residential property without Director's review and approval. The fence includes a two (2) foot retaining wall and six (6) feet of wood on top of the retaining wall. The request for the increase in height is due to a difference in grade between the two properties, the adjacent property is a commercial strip mall and the alley between the two properties has a steady stream of traffic.

Section 4.1.J.1.i of the City of Grand Junction Zoning and Development Code allows the Director to approve an increase in fence height where the unique feature of a property would warrant such an increase and the increase would not be detrimental to surrounding public or private properties. Therefore, I hereby approve the request for an increase in height of the fence to a maximum of eight (8) feet with the following findings:

1. The eight foot fence height will not be detrimental to the adjoining public alley traffic or to the commercial property on the other side of the alley.
2. The grade difference between the two properties is considered a unique feature of the property.
3. A six (6) foot fence would not provide security and safety for the property owner for accessibility and for security of pets.

If you have any questions please call me at 244-1446.

  
 \_\_\_\_\_  
 Ivy Williams  
 Development Services Supervisor

4/15/09  
 \_\_\_\_\_  
 Date