

Fence Permit

PERMIT # N^o 15901

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: 454 Bulla Dr. Grand Junction Co 81504
 Property Tax No: 2943-151-14-003
 Subdivision: Chatfield III
 Property Owner: Steven + Elizabeth Broughton
 Owner's Telephone: 970-812-5796
 Owner's Address: 454 Bulla dr. Grand Junction Co 81504
 Contractor's Name: Self
 Contractor's Telephone: 970-812-5796
 Contractor's Address: Same as above
 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-5 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 Elizabeth Broughton Date 3-02-09
 Planning Approval Pat Denlype Date 3/2/09
 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)

S70°52'24"E 55.86'

PLOT PLAN

scale: 1"=15'-0"

CHATFIELD III
LOT 3/BLOCK 5
6672.17 SQ.FT.

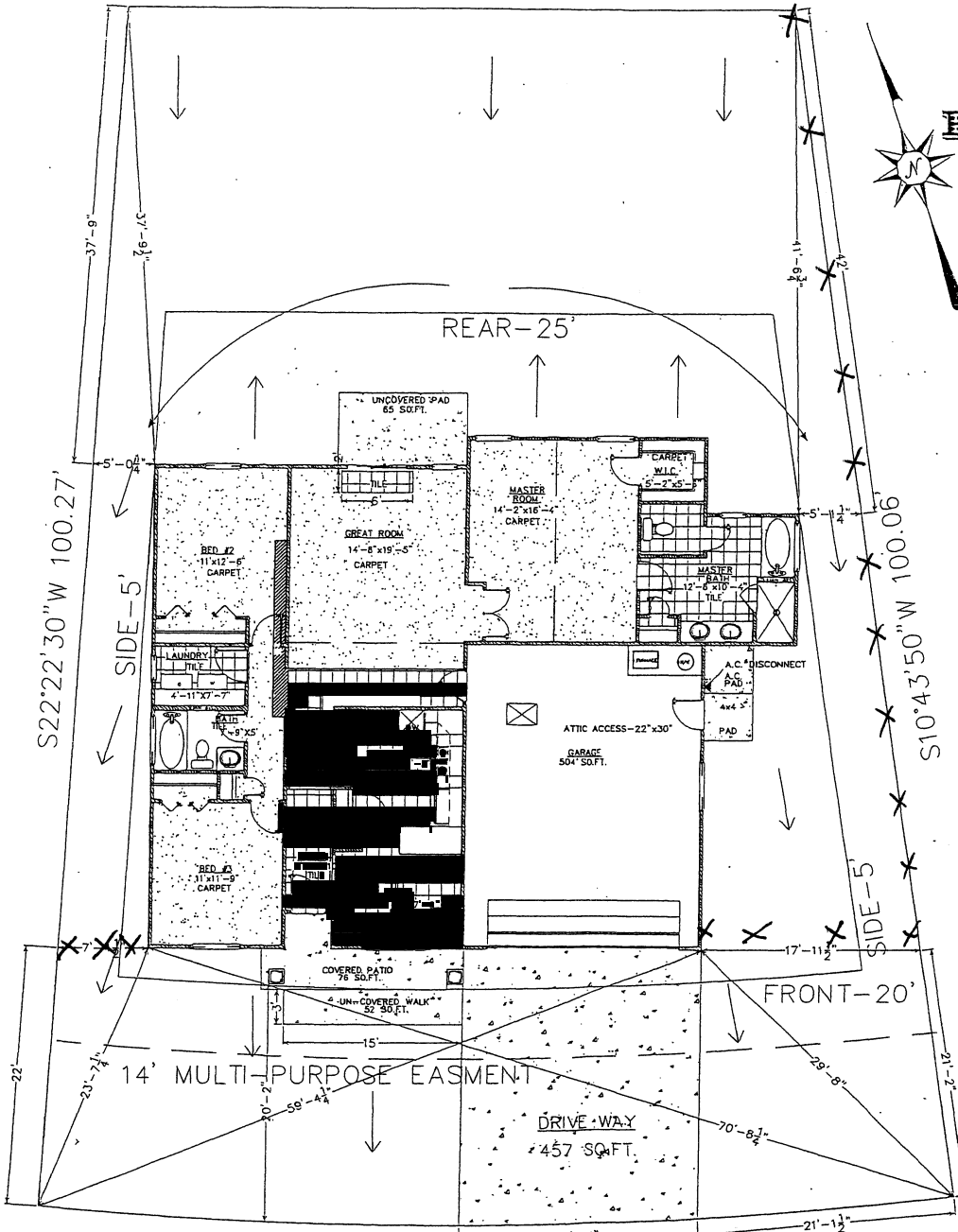
LIVING=1494 SQ. FT.
GARAGE=504 SQ. FT.

MIN. top Of Foundation- 4651.33'
MAX. top Of Foundation- 4653.33'

SETBACKS
20' Front
25' Rear
5' Sides

Drainage Type A

DRAINAGE



BLOCK 5
LOT 3
6,672.17 S.F.

76.29'
454 BULLA DRIVE