

Fence Permit

PERMIT # **Nº** 15770

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: 1650 TEXAS AVE

Property Tax No: 2945-123-07-020

Subdivision: _____

Property Owner: RICHARD WILLIAMS

Owner's Telephone: 255-0796

Owner's Address: 1650 TEXAS AVE

Contractor's Name: _____

Contractor's Telephone: _____

Contractor's Address: _____

Fence Material & Height: WOOD, 4' & 6' SECTIONS

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 <u>R8</u>	SETBACKS: Front <u>20</u> from property line (PL) or _____ from center of ROW, whichever is greater.
<u>Set</u> _____ <u>King</u> _____	_____ from PL Rear _____ from PL
<u>4' ticket</u> _____ <u>15' above street</u> _____	<u>above 30" height 4.1.0</u>

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 Richard Williams Date 6/19/09

Planning Approval C. McLee Date 6/19/09

City Engineer's Approval (if required) _____ Date _____

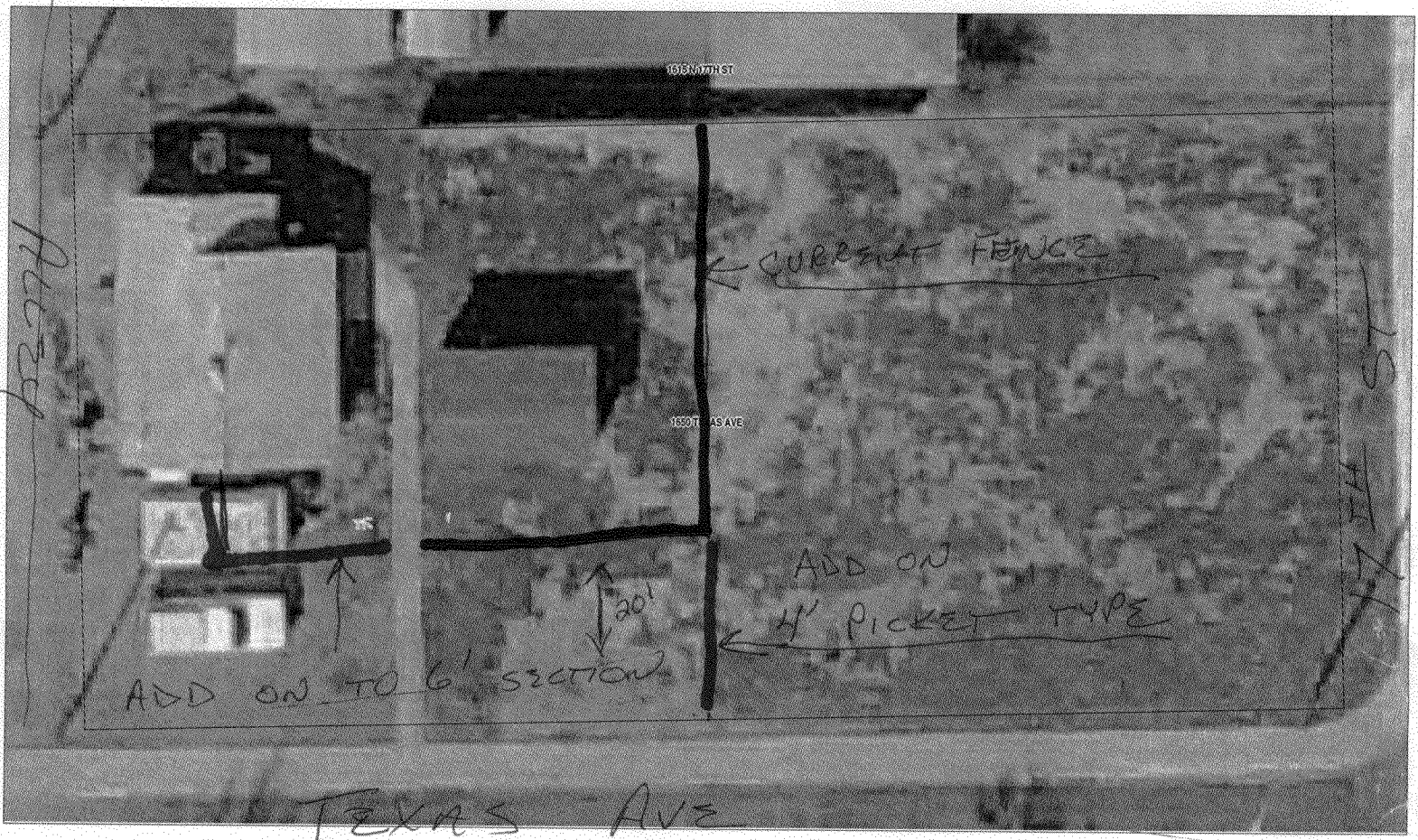
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Applicant)

(Pink: Neighborhood Services)

City of Grand Junction GIS Master Map ©



6' section 20' setback

4.1.J - 4' picket must be 2/3 open space to 1/3 closed space per square foot for that portion above 30" height

1650 Texas



SCALE 1 : 252



ACCEPTED
ANY CHANGE
APPROVED BY THE
IT IS THE APPLICANT'S
PROPERLY LOCATE AND
EASEMENTS AND PROPER

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RECEIVED
SEP 19 2008
COMMUNITY DEVELOPMENT
DEPT.

