

# Fence Permit

PERMIT # **Nº** 16001

Public Works & Planning Department  
250 North 5th Street  
Grand Junction, CO 81501  
Phone: (970) 244-1430 FAX: (970) 256-4031

Fee \$10.00

Prepd on  
Receipt # 34371

Property Address: 2063 Baseline Dr  
 Property Tax No: 2947-151-52-006  
 Subdivision: Independence Ranch - Lot 6 BLK 1 Filing 10  
 Property Owner: David Rosser  
 Owner's Telephone: (970) 242-3996  
 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 Faux Stone

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 PD SETBACKS: Front 20 from property line (PL) or  
 SPECIAL CONDITIONS \_\_\_\_\_ 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 [Signature] Date 10-7-09

Planning Approval [Signature] Date 10/14/09

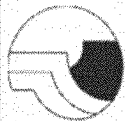
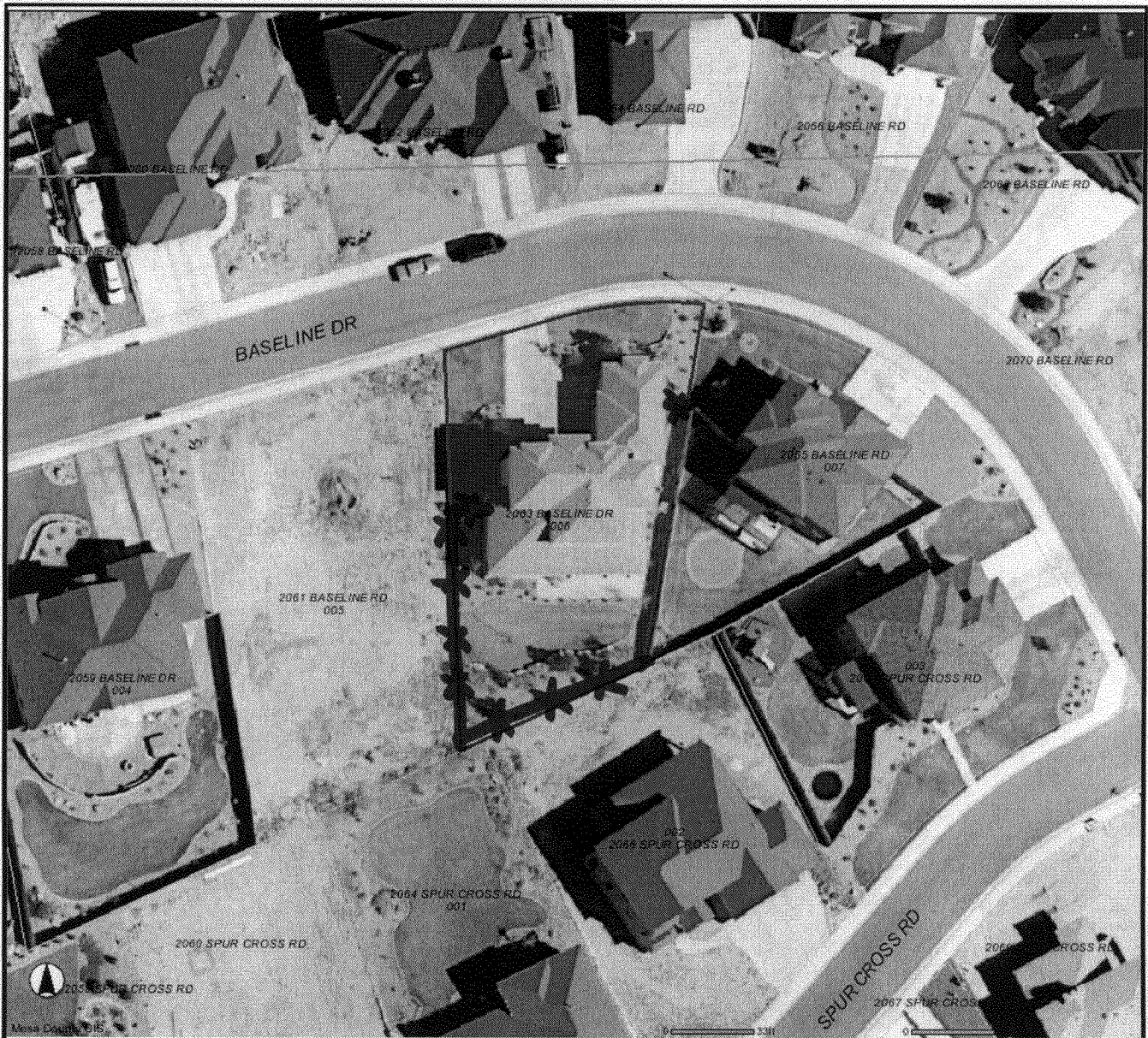
City Engineer's Approval (if required) \_\_\_\_\_ Date \_\_\_\_\_

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

(White: Planning)

(Yellow: Applicant)

(Pink: Neighborhood Services)



Mesa County GIS  
544 Rood Ave.  
Grand Junction, CO 81501

DISCLAIMER : The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Records office or the courts. In addition, the representations of locations in this GIS cannot be substituted for actual legal surveys.

LEGEND

- |                   |  |
|-------------------|--|
| + Hospitals       | Colorado National Monument                   |
| ★ Police Stations | BLM Special Areas                            |
| ▲ Fire Stations   | Black Ridge Canyons                          |
| 1 Schools         | COLORADO CANYON'S NATIONAL CONSERVATION AREA |
| State Highways    | BLM  |
| Roads             | National Forest                              |
| Lakes             |  |
| Canals            |  |

34371

**City of Grand Junction**

*Public Works & Planning Department, Planning Division*

Date 9/23/09  
 Payee Name Valley Wide Fence  
 Mailing Address 2105 E MAIN ST  
 City, State, Zip Code GJ  
 Telephone 242-7264  
 Project Address/File/Name 237 South Ave  
Credit of \$10 on next fence permit

DESCRIPTION	AMT	DESCRIPTION	AMT
<b>DEVELOPMENT PROJECTS</b>		<b>PERMITS</b>	
100-321-43195-13-109465 (DEV)		100-321-43195-13-124415 (PERMIT)	
Rezone, GPA		Temporary Use Permit	
Conditional Use		Sign Permit/Clearance (# )	
Major Sub-ODP, Prelim, Final		Fence Permit (# )	20
Simple Subdivision		Home Occupation Permit	
PD - ODP, Prelim, Final		Special Events Permit (# )	
ROW / Easement Vacation		Main Street Banner Permit	
Replat / Property Line Adj		<b>OTHER</b>	
Variance		School Impact 701-905-43994 (SLD)	
Site Plan Review		Drainage 202-61314-43995-30 (DRAIN)	
Minor Change		TCP 2071-61314-43993-30 (TCP)	
Change of Use		Cash in Lieu of Half Street (General) 207-61314-43991-30	
Floodplain Permit		Cash in Lieu of Half Street (River Rd & D Rd)	
Revocable Permit		204-61314-43991-30-F04600	
Other:		Mapping Svcs 401-254-43001-12-118830	
General Mtg/PreApp Fee		Maps General 401-254-43001-12-118825	
		Map Books 401-254-43001-12-118800	
PLANNING CLEARANCE (# )		Code, Manuals, Copies, etc.	
100-321-43195-13-124450 (PLAN)		100-321-43195-13-120515 (MANUAL)	

Treasurer Receipt No. \_\_\_\_\_ TOTAL \$ 20  
 Planning Initials ce Cash Check Other

(White: Customer) (Canary: Finance) (Pink: Planning) (Goldenrod: File)