

Fence Permit

PERMIT # **Nº** 15757

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: 2201 Avenal
 Property Tax No: 2945-183-16-006
 Subdivision: Redlands Grove
 Property Owner: AAA Land Holding
 Owner's Telephone: 2342455
 Owner's Address: 202 N Ave PMB164 GJ 81501
 Contractor's Name: Bill Fitzgerald
 Contractor's Telephone: 234-2955
 Contractor's Address: 202 N Ave PMB164 GJ 81501
 Fence Material & Height: 4' split Rail

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 R4 SETBACKS: Front _____ 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.

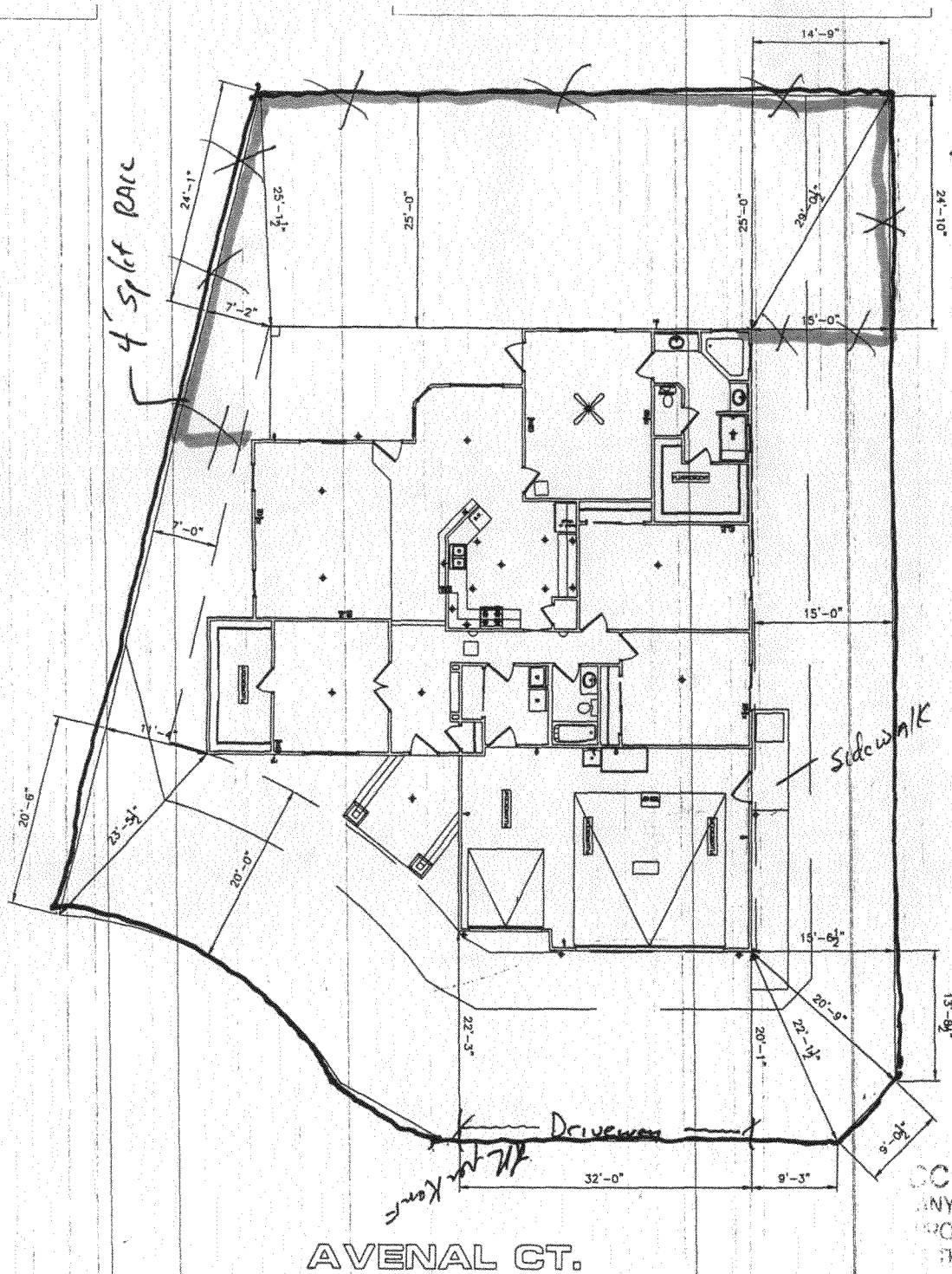
Applicant's Signature Bill Fitzgerald Date 6/1/09
 Planning Approval [Signature] Date 6/1/09
 City Engineer's Approval (if required) _____ Date _____

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

(White: Planning)

(Yellow: Applicant)

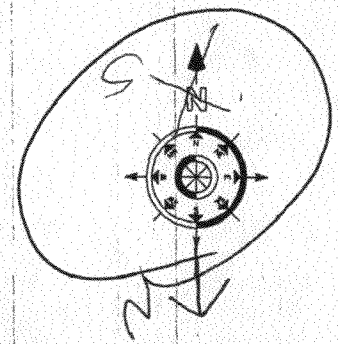
(Pink: Neighborhood Services)



TRACT

Address: 2201 Avenal
 Parcel # 294518316006
 FL L6 B1

SOUTH CAMP ROAD



SITE PLAN INFORMATION	
SUBDIVISION NAME	REDLANDS GROVE
FILING NUMBER	NA
LOT NUMBER	6
BLOCK NUMBER	NA
STREET ADDRESS	2201 AVENAL CT.
COUNTY	MESA
GARAGE SQ. FT.	670 SF
COVERED ENTRY SQ. FT.	111 SF
COVERED PATIO SQ. FT.	260 SF
LIVING SQ. FT.	2248 SF
LDT SIZE	8561 SF
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

AVENAL CT.

ACCEPTED *[Signature]*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.