



# Fence Permit

PERMIT # **Nº** 15983

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: 2217 ELLA CT

Property Tax No: 2945-101-02-013

Subdivision: LOT 2 BUK / Valley Heights

Property Owner: DAVID KAREUS

Owner's Telephone: \_\_\_\_\_

Owner's Address: 2217 ELLA CT

Contractor's Name: Jolly Construction

Contractor's Telephone: 970-855-5151

Contractor's Address: 1435 14 Rd

Fence Material & Height: 4-5" high Stucco

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>R-4</u>	SETBACKS: Front <u>20</u> 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 06-07-09

Planning Approval [Signature] Date 8-7-09

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)

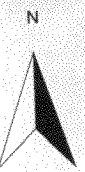
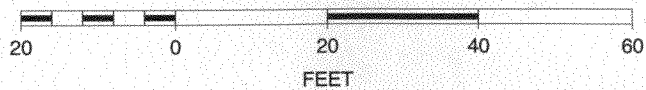
(Yellow: Applicant)

(Pink: Neighborhood Services)

# City of Grand Junction GIS Zoning Map ©



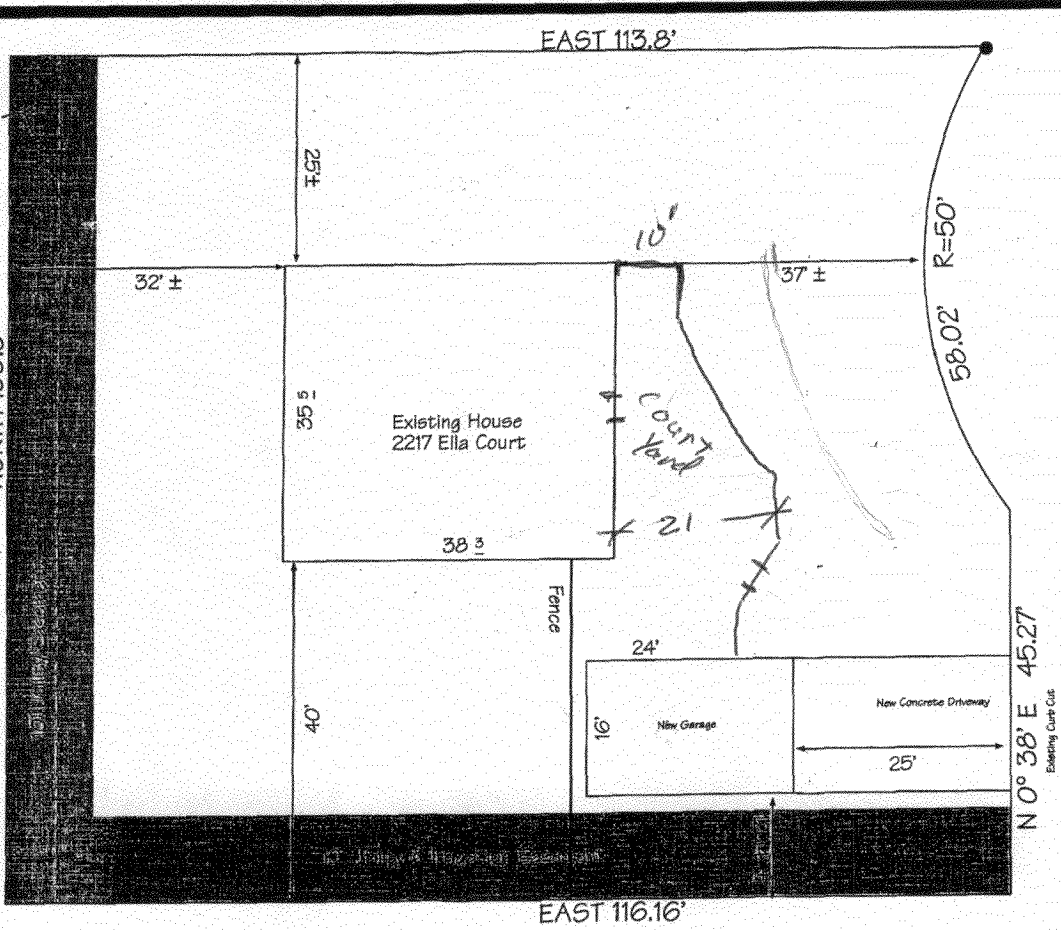
SCALE 1 : 295



6' Quit Claim Deed to  
2220 Knollwood Lane

↑  
N  
1" = 10'

NORTH 100.0'



Kareus Garage  
2217 Ella Court  
Grand Junction  
Colorado