

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

~~Fee \$10.00~~  
NO charge

Property Address: 2670 Lookout Lane  
 Property Tax No: 2945-264-45-102 (Lots 173 + 174)  
 Subdivision: Spyglass Ridge Filing 2  
 Property Owner: Richard Overholt / Loretta Rector  
 Owner's Telephone: 970-270-2334 970-216-3914  
 Owner's Address: 2670 Lookout Lane  
 Contractor's Name: \_\_\_\_\_  
 Contractor's Telephone: \_\_\_\_\_  
 Contractor's Address: \_\_\_\_\_  
 Fence Material & Height: 6' cedar, 4' cedar maximum in view shed area

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-2</u>	SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater.
SPECIAL CONDITIONS <u>ACCO approval required this permit replaces permit #15811 issued 11/3/08 to clarify for fencing purposes only, not for accessory structures (Pending Simple Subdivision approval)</u>	
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 1-12-09  
 Planning Approval Gayleen Henderson Date 1-12-09  
 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)

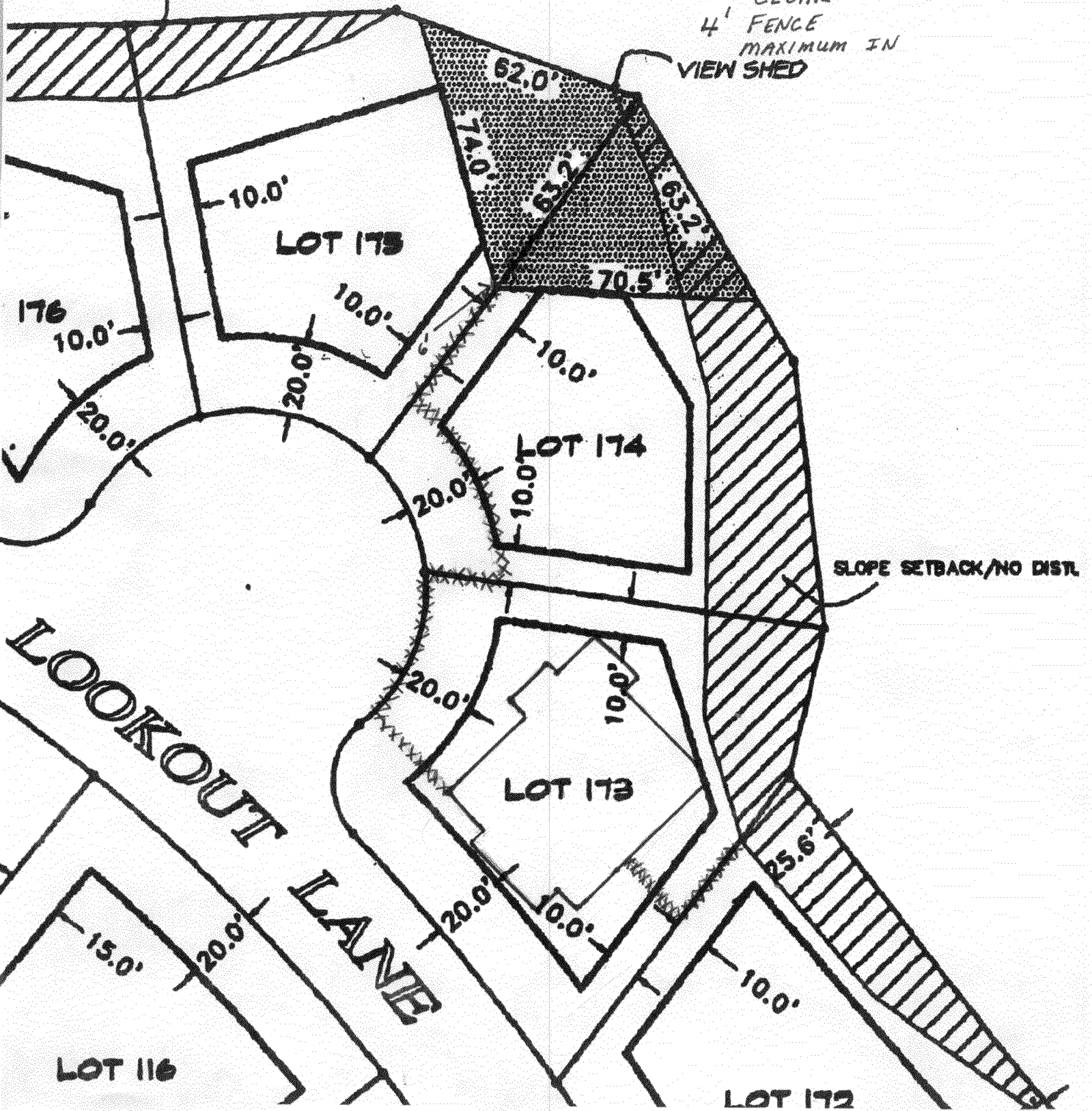
(White: Planning)

(Yellow: Applicant)

(Pink: Neighborhood Services)

SLOPE SETBACK/NO DISTURBANCE AREA

58 Feet.  
CEDAR  
4' FENCE  
MAXIMUM IN  
VIEW SHED



SLOPE SETBACK/NO DIST.

LOOKOUT LANE

LOT 116

LOT 172

LOT 173

LOT 174

LOT 173

176

# Fence Permit

PERMIT # NO 15811

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Phone: (970) 244-1430 FAX: (970) 256-4031

Fee \$10.00

Property Address: 2670 Lookout Lane  
 Property Tax No: 2945-264-45-061  
 Subdivision: SPYGLASS Ridge Filing 2 Lot 173 & 174  
 Property Owner: Richard Overholt / Loretta Rector  
 Owner's Telephone: 970-270-2334 970-216-3914  
 Owner's Address: 2670 Lookout Lane  
 Contractor's Name: \_\_\_\_\_  
 Contractor's Telephone: \_\_\_\_\_  
 Contractor's Address: \_\_\_\_\_  
 Fence Material & Height: 6' cedar

**VOID**

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-2</u>	SETBACKS: Front <u>20</u> from property line (PL) or
SPECIAL CONDITIONS <u>ACCO APPROVAL natural wood</u>	<u>—</u> from center of ROW, whichever is greater.
	Side <u>—</u> from PL Rear <u>—</u> from PL

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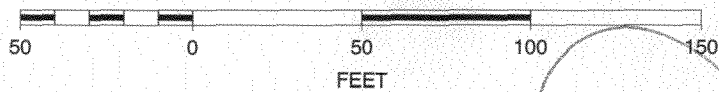
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Applicant's Signature Loretta Rector Date 11-5-08  
 Planning Approval C McKee Date 11/5/08  
 City Engineer's Approval (if required) \_\_\_\_\_ Date \_\_\_\_\_

# 2670 Lookout Lane



SCALE 1 : 669



*Void*

ACCEPTED *C Mc Ken*  
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.

*11/5/08*