

# Fence Permit

PERMIT # N<sup>o</sup> 16055

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: 2866 Victoria Dr.  
 Property Tax No: 2943-301-34-010  
 Subdivision: UNAWEEP heights  
 Property Owner: Constructors West  
 Owner's Telephone: 970-241-5457  
 Owner's Address: \_\_\_\_\_  
 Contractor's Name: Henni Fencing  
 Contractor's Telephone: 970-523-0955  
 Contractor's Address: 229 1/2 ELBERTA LN.  
 Fence Material & Height: 6' white vinyl

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 R-4 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 [Signature] Date 9-22-09  
 Planning Approval [Signature] Date 9/22/09  
 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)

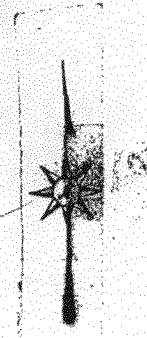
(White: Planning)

(Yellow: Applicant)

(Pink: Neighborhood Services)

Existing force  
75.00

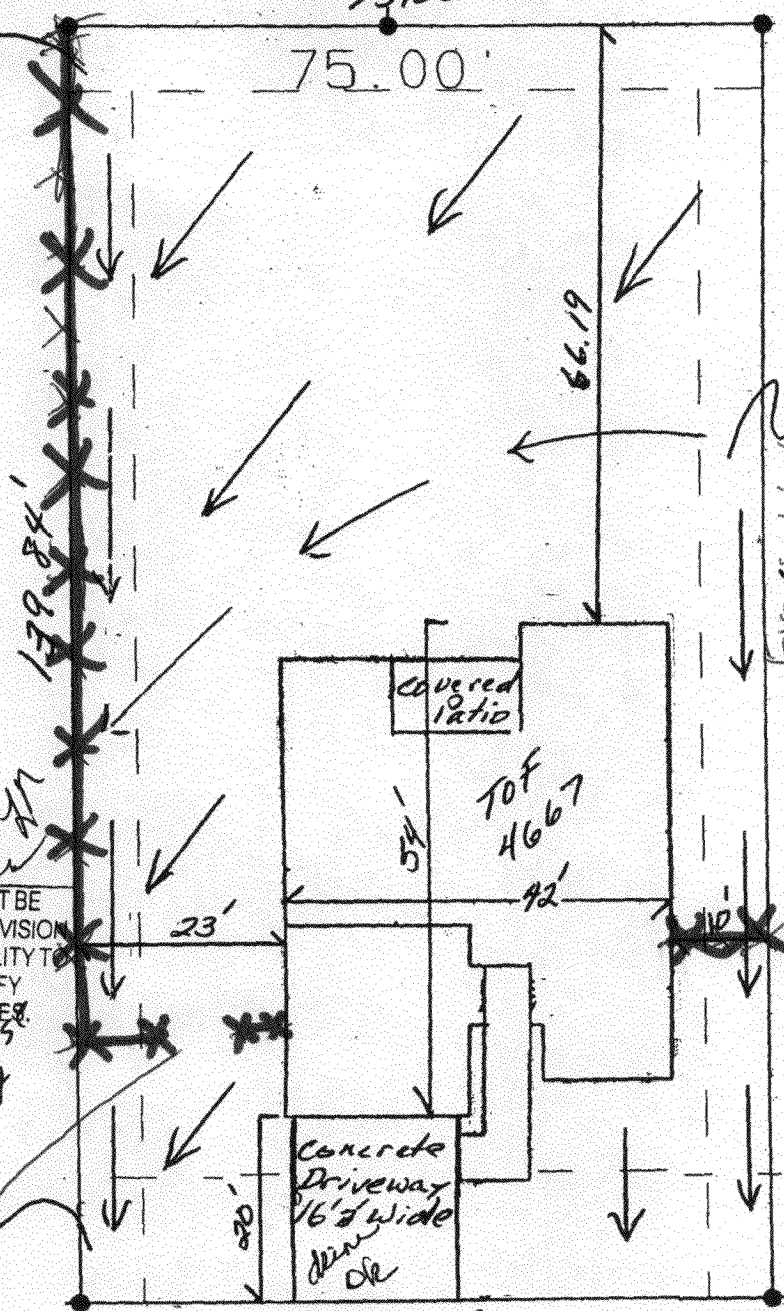
7' Drainage & Irrigation Easement



Horiz: 1" = 20'

ACCEPTED *Wade's Survey*  
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.

14' Multipurpose Easement  
10' wide Double Gate



7' Drainage & Irrigation Easement

140.00 Existing force

Legal: Lot 10, Block 2

Unawep Heights Subdivision

Street Address: 2866 Victoria Drive

House sq. ft: 1423

Garage sq. ft: 440

Covered Porch/ Patio: 154

Lot Coverage: N/A

Drainage Type: A

Front Setbacks: 20'

Side Setbacks: 7'

Rear Setbacks: 25'

Min TOF 4667

Max TOF 4667

Asbuilt TOF

x-spot elevations

utility peds

Starburst I spec.