

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: 580 Heidel St
Property Tax No: 2943-081-36-006
Subdivision: Cody
Property Owner: Kay Jean Wright
Owner's Telephone: 243-0246
Owner's Address: 580 Heidel St
Contractor's Name: Flattops Fencing & Supply
Contractor's Telephone: 970-625-5723
Contractor's Address: 1424 Enterprise Ct Rifle, Co
Fence Material & Height: 6' cedar on top of approximately 1' retaining wall
Total fence height approximately 7' per drawing per Kathy Portner
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
Planning Division Approved per Zoning + Development
SPECIAL CONDITIONS Code - Section 4.1.J.1.i from center of ROW, whichever is greater.
See attached photos & emails.
ACC APPROVAL REQUIRED Side 0 from PL Rear 0 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.

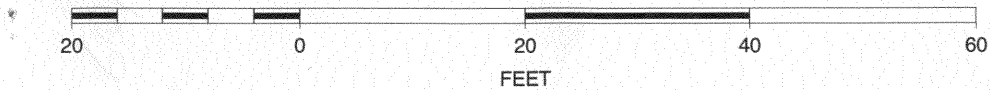
Applicant's Signature Kay Jean Wright Date 4-9-09
Planning Approval Lynne Reynolds Date 4/9/09
City Engineer's Approval (if required) Debra A. Korten Date 4/10/09

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

City of Grand Junction GIS Zoning Map ©



SCALE 1 : 202



04/09/2009



04/09/2009



04/09/2009



04/09/2009



From: Kathy Portner
To: Dunlap, Pat
CC: Reynolds, Lydia; Shepard, Dan
Date: 4/9/2009 5:00 PM
Subject: Fwd: 580 Heidel St. Fence
Attachments: 580 Heidel St. Fence

Hi, Pat. Based on Dan's attached e-mail and photos, please modify the fence permit that was issued for 580 Heidel St. to reflect that the 6' fence is to be placed on a retaining wall that is approximately 1' in height as viewed from the backyard of 580 Heidel St. We can approve it as per section 4.1.J.1.i of the Code.

Please send a copy of the amended permit to the applicant and to Dan. Also, please call Ms. Wright and Mr. Contos to let them know the change has been approved. Thanks!

Kathy Portner, AICP
 Neighborhood Services Manager
 kathyp@gjcity.org
 (970)244-1420

George
255-0381

4/24

Dan is checking
call @George
@Kay

Post-it® Fax Note 7671		Date 4/10/09	# of pages 1
To Dan Shepard	From Pat Dunlap		
Co./Dept. Code Enforcement	Co. Planning Division		
Phone # 256-4124	Phone # 256-4030		
Fax # 256-4114	Fax # 256-4031		

From: Dan Shepard
To: Kathy Portner
Date: 4/9/2009 4:42 PM
Subject: 580 Heidel St. Fence
Attachments: 100_2274.jpg; 100_2275.jpg; 100_2276.jpg; 100_2277.jpg

Kathy,

Kay Wright the owner of 580 Heidel St. is requesting approval to build a 6 foot fence on an existing 1 foot retaining wall on the back section of her property. She has obtained a fence permit, but Planning did not know at the time that there was an existing retaining wall. The retaining wall must have been built back when the houses were first built, because there is a 1 foot difference in grade. If Ms. Wright were to include the retaining wall in the 6 feet, the fence will be considerably lower than the surrounding fences and if she removes the retaining wall it would seriously compromise her neighbors back yard at 583 Darby St. The extra height would only be seen from Ms. Wright's property and would only be 6 feet from ground level on the property at 583 Darby St.

Ms. Wright has already hired a fence contractor who is scheduled to start work this Saturday (4/11/09) and they are coming from Rifle and if changed she is afraid they will charge her extra.

Thanks for any assistance you can afford her.

Ms. Wright's phone # 243-0246.

Also, if someone could contact George Kontos (255-0381) he needs to sign off on the fence as representative of the HOA.

Note: photos taken from Ms. Wright's back yard area.

Thank You

Daniel C. Shepard
Code Enforcement
City of Grand Junction