

# Fence Permit

PERMIT # **NO** 15900

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: 853 White Avenue  
Property Tax No: 2945-144-09007  
Subdivision: lot 12-13-14 Blk 92 Grand Junction  
Property Owner: WENDY H  
Owner's Telephone: 970-623-4308  
Owner's Address: 853 WHITE AV.  
Contractor's Name: HOWARD HUFF  
Contractor's Telephone: \_\_\_\_\_  
Contractor's Address: \_\_\_\_\_

Fence Material & Height: 4'-5' white vinyl fence

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>RO</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 Howard Huff Date 3-5-09  
Planning Approval C McLee Date 3/5/09  
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)

Spruce Street

Are there any utilities, curb inlets, light poles, etc. which conflict w/ proposed driveway location?

Is there curb, gutter, and sidewalk adjacent the property? If so, where?

F3 Easement

Distance from edge of driveway to property line. If driveways on adjacent properties exist, how far are they from the proposed driveway?

F2

F1 = Distance to center line of right-of-way

Driveway

F2 = Distance from structure to front property line

F3 = Easement Width

S = Distance from structure to side property line

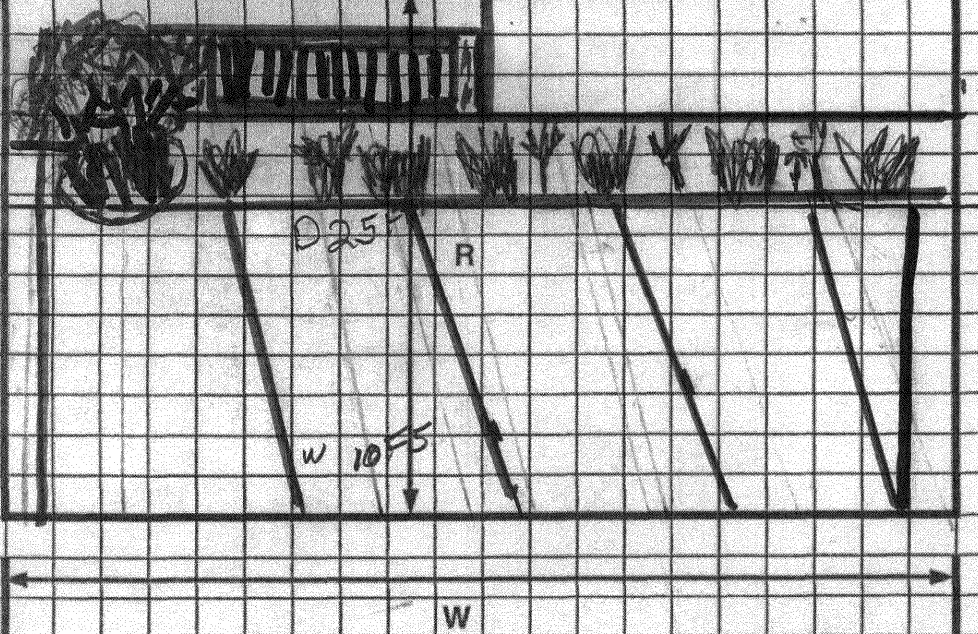
R = Distance from structure to rear property line

W = Width of property

D = Depth of property

X = Various dimensions of the proposed structure

Height of proposed structures  
Ground floor square footage



**SAMPLE**

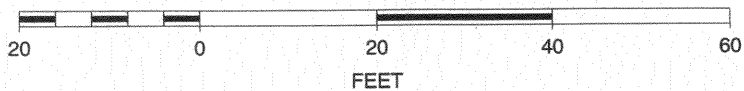
ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERTY LOCATE AND IDENTIFY  
EASEMENTS AND PROPERTY LINES.

6/15/09

# City of Grand Junction GIS Zoning Map ©



SCALE 1 : 256



70

853 White

