

Fence Permit

PERMIT # **Nº** 15610

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: ~~2055 W. ...~~ 298 Mahan SE
 Property Tax No: 2943-301-38-010
 Subdivision: MAHAN MANOR
 Property Owner: MAHAN MANOR LLC
 Owner's Telephone: 683-2545
 Owner's Address: 120 W. PARK Suite 200 (REMAX 400)
 Contractor's Name: MAY = Concrete
 Contractor's Telephone: 243-5669
 Contractor's Address: 2399 River Road
 Fence Material & Height: SPLIT RAIL - 2 - RAIL - 3' HIGH - CEDAR

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 20 from property line (PL) or
 SPECIAL CONDITIONS _____ from center of ROW, whichever is greater.
 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 [Signature] Date 6/28/10
 Planning Approval (Pat) Pat Overley Date 6/28/10
 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)

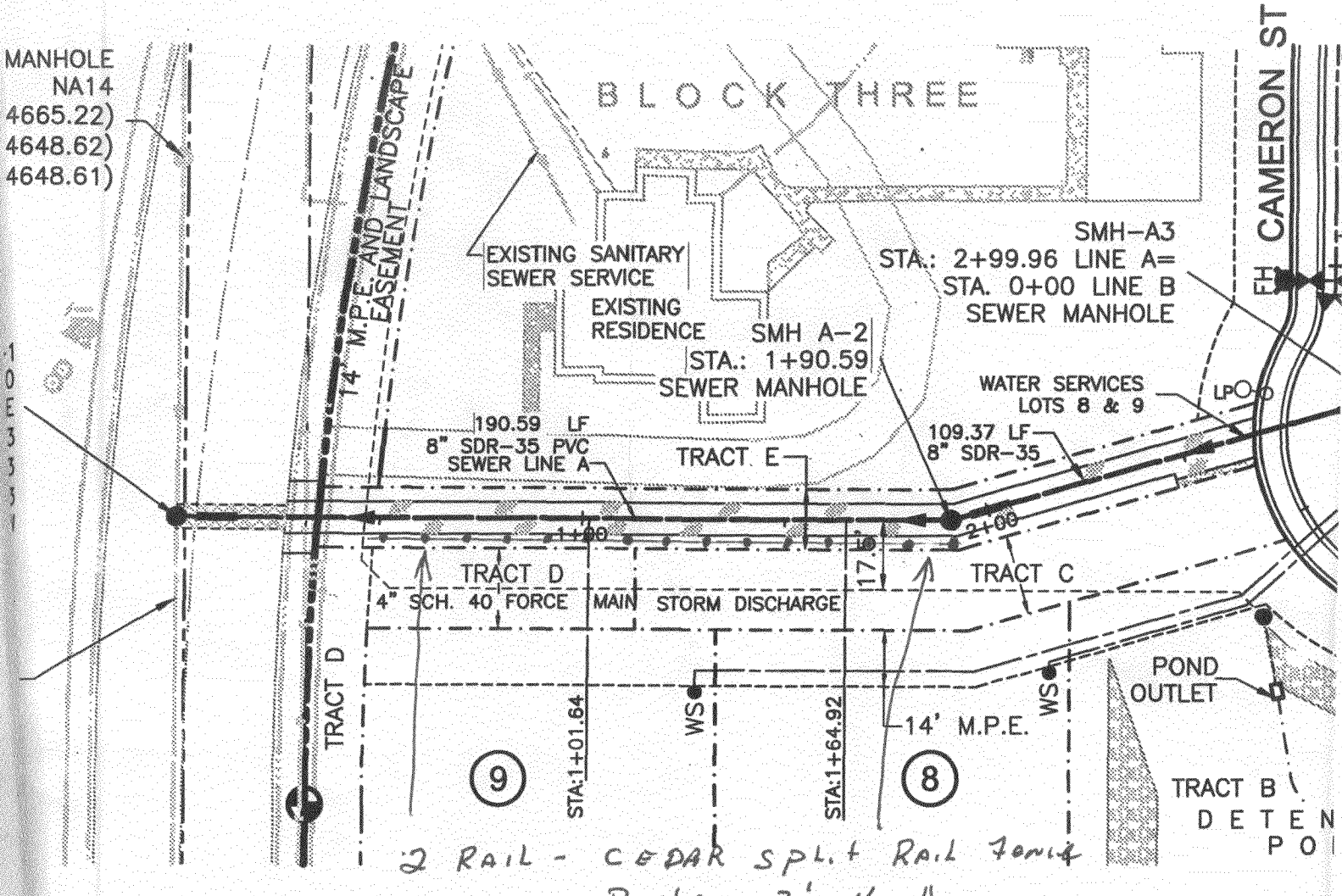
(White: Planning)

(Yellow: Applicant)

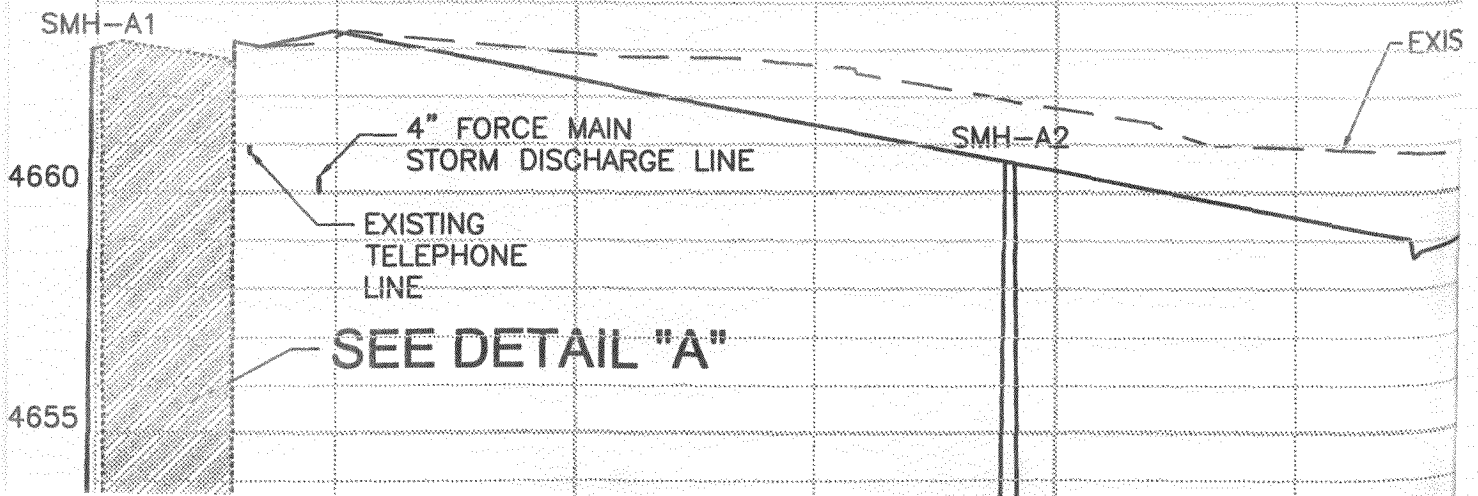
(Pink: Neighborhood Services)

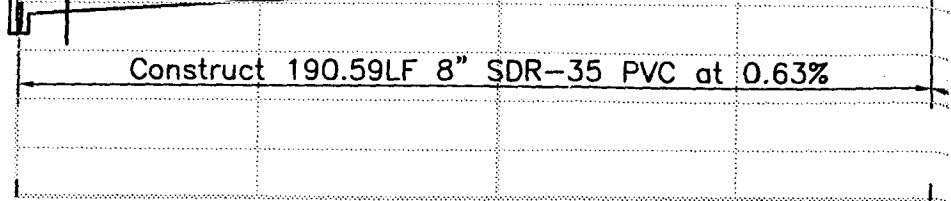
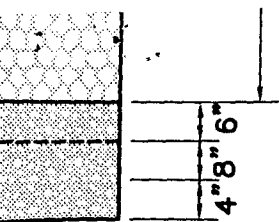
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4665.22)
4648.62)
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4665



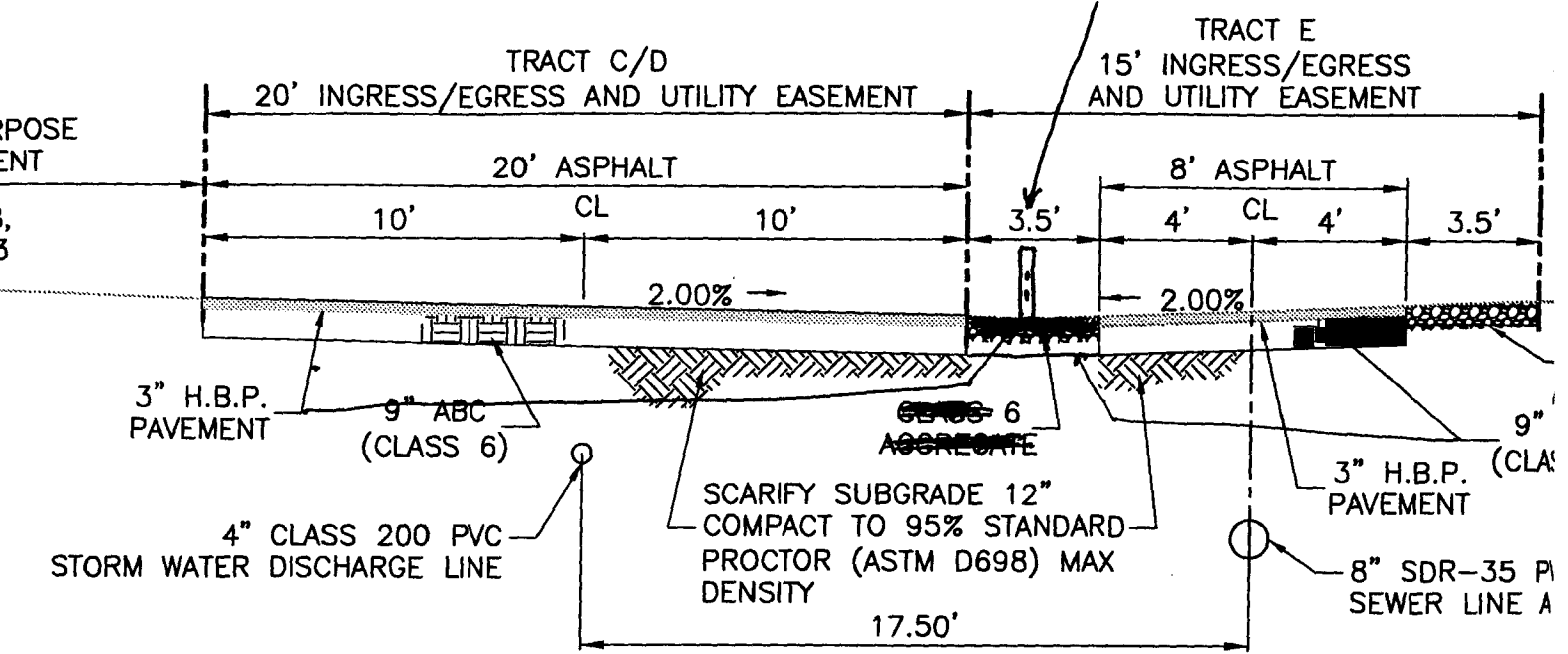


	4645		
INVERT IN (S)	4648.73	INVERT IN	4650.
INVERT IN (E)	4648.33	INVERT OUT	4649.
INVERT OUT (W)	4648.33	STATION	1+90.
STATION	0+00	RIM	4660.
RIM	4663.02		
	0+00	1+00	2

REQUIRED FROM
TO 0+40.00

SCALE
"A"

Split Rail Fence



TYPICAL SECTION TRACT C and TRACT E

NOT TO SCALE

LEGEND

- | | | | |
|--------------------------|-----------|-----------------------------------|--------|
| PROJECT PROPERTY LINE | ----- | EXISTING SEWER LINE | ----- |
| SECTION LINE | ----- | EXISTING TELEPHONE LINE | ----- |
| OFF SITE PROPERTY LINES | ----- | EXISTING IRRIGATION MANHOLE | ○ |
| PROPOSED LOT LINE | ----- | PROPOSED IRRIGATION LINE CLEANOUT | CO ○ |
| PROPOSED EASEMENT LINE | ----- | PROPOSED IRRIGATION LINE CLEANOUT | IP ○ |
| PROPOSED WATER LINE | WS ●----- | PROPOSED WATER SERVICE | -----● |
| PROPOSED IRRIGATION LINE | -----● | PROPOSED WATER SERVICE | -----● |
| PROPOSED SEWER LINE | ----- | PROPOSED IRRIGATION SERVICE | -----● |
| PROPOSED SWALE FLOWLINE | FH ●----- | PROPOSED 6" FIRE HYDRANT ASSEMBLY | ----- |
| EXISTING SWALE FLOWLINE | ----- | PROPOSED WATERLINE VALVE | ----- |
| EXISTING GAS LINE | ----- | PROPOSED THRUST BLOCK | ----- |
| EXISTING WATER LINE | ----- | PROPOSED FLOW DIRECTION | ← |
| EXISTING IRRIGATION LINE | ----- | LOT NUMBER | ① |
| EXISTING ELECTRIC LINE | ----- | | |
| EDGE OF PAVEMENT | ----- | | |

