

# Fence Permit

PERMIT # **NO** 16518

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: 2285 El Rio Drive 81507  
Property Tax No: ~~2945~~ 2945-074-22-026  
Subdivision: Bluffs West Estates  
Property Owner: Doug McCann Jr  
Owner's Telephone: 720 935 4729  
Owner's Address: 2285 El Rio Drive  
Contractor's Name: Self  
Contractor's Telephone: \_\_\_\_\_  
Contractor's Address: \_\_\_\_\_  
Fence Material & Height: Wood 6'

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**

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| ZONE <u>PD</u>                                   | SETBACKS: Front <u>20</u> from property line (PL) or _____ from center of ROW, whichever is greater. |
| SPECIAL CONDITIONS <u>ACCO approval required</u> | Side <u>0</u> from PL Rear <u>0</u> 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.

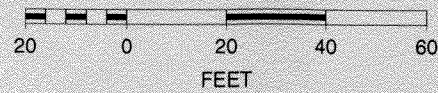
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature Doug McCann Jr Date 12/21/10  
Planning Approval Pat Dunlap Date 12/21/10  
City Engineer's Approval (if required) \_\_\_\_\_ Date \_\_\_\_\_

# 2285 El Rio Dr



SCALE 1 : 454



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