

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: 2984 Summerbrook Drive

Property Tax No: 2943-051-69-024

Subdivision: Brookside

Property Owner: L. Michael Hall

Owner's Telephone: 523-7877

Owner's Address: 727 Beaver Lodge

Contractor's Name: Self

Contractor's Telephone: 523-7877 → 640-9814 cell

Contractor's Address: 727 Beaver Lodge

Fence Material & Height: ~~4'6"~~ 4'6" solid cedar and 1' wooden lattice

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>PD</u>	SETBACKS: Front _____ from property line (PL) or
SPECIAL CONDITIONS _____	_____ from center of ROW, whichever is greater.
<u>6' fence only along 20' front setback line</u>	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 7-20-10

Planning Approval [Signature] Date 7/20/10

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)

# Fence Permit

PERMIT # N<sup>o</sup> 16246

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 Contractor's Name: Self  
 Contractor's Telephone: 523-7877 → 640-9814 cell  
 Contractor's Address: 727 Beaver Lodge  
 Fence Material & Height: ~~4'x6'~~ 4'6" solid cedar and 1' wooden lattice  
*along open space on top*

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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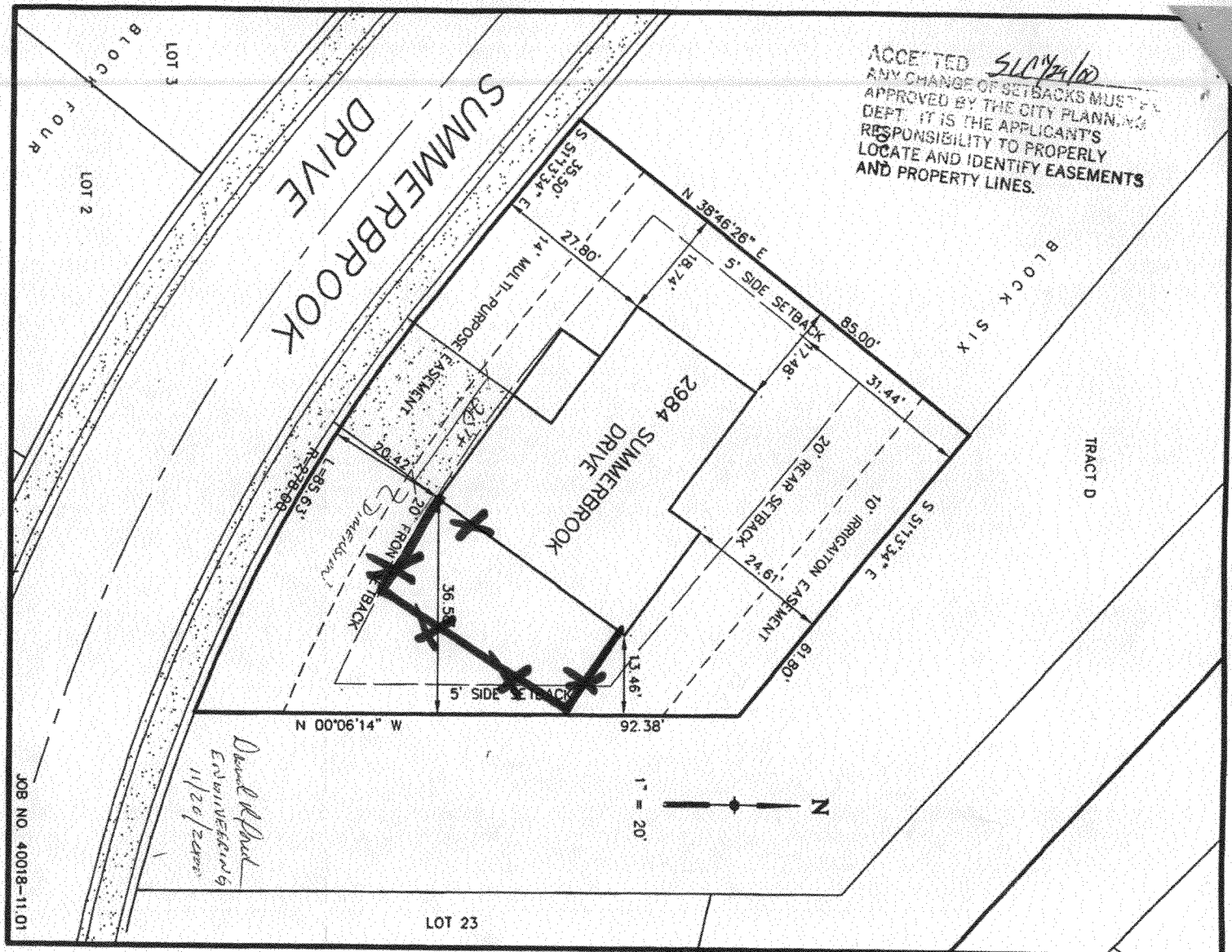
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(White: Planning) (Yellow: Applicant) (Pink: Neighborhood Services)

ACCEPTED *SLC 1/24/10*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



*David R. [unclear]*  
ESWINGEN  
11/26/2009

JOB NO. 40018-11.01