



PMT-2010-385

# Fence Permit

PERMIT # NO 16573

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: 3445 WOODGATE DR. 81506

Property Tax No: 2945 - 014 - 41 - 004

Subdivision: THE KNOLLS

Property Owner: STEVE & MARJEAN KINDALL

Owner's Telephone: (970) 589-4478

Owner's Address: SAME

Contractor's Name: STEVE KINDALL

Contractor's Telephone: (970) 261-1260

Contractor's Address: SAME

Fence Material & Height: CEDAR 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**

ZONE <u>PD</u>	SETBACKS: Front _____ 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 Marjean Kindall Date 10-14-10

Planning Approval Gayleen Henderson Date 10-14-10

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)

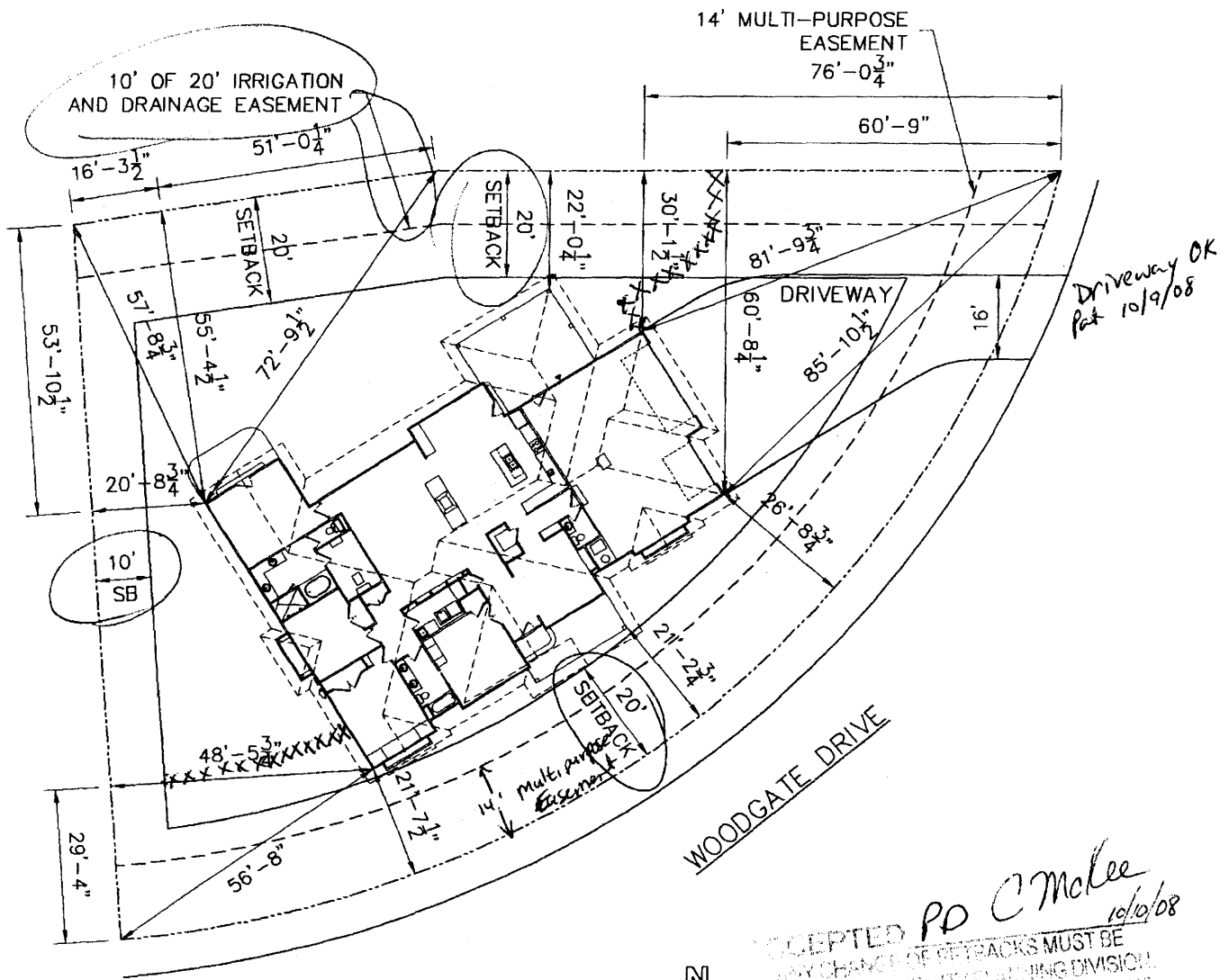
(Yellow: Applicant)

(Pink: Neighborhood Services)

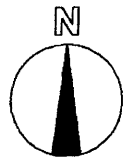
SUBDIVISION NAME-	KNOLLS SUBDIVISION
FILING NUMBER-	7
LOT NUMBER-	4
BLOCK NUMBER-	3
LOT SQ. FT.-	18,273 SF
ADDRESS-	3445 WOODGATE DRIVE
COUNTY-	MESA
CITY-	GRAND JUNCTION

**LIABILITY DISCLAIMER**  
 It is the responsibility of client/representative of client to verify all information on the attached plans.

**DIMENSION NOTE**  
 DIMENSIONS ARE TO OUTSIDE OF STUDS



**SITE PLAN**  
 SCALE: 1" = 30'



ACCEPTED PD C'McLee 10/10/08  
 ANY CHANGE OF RETRACKS MUST BE APPROVED BY THE PLANNING DIVISION. FOR OUR PART WE WILL BE RESPONSIBLE TO THE CITY OF GRAND JUNCTION BY THE DATE OF THE PLANS.