

# Fence Permit

PERMIT # **Nº** 16421

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: 664 Muirfield Dr 81504  
Property Tax No: 2943-052-95-018  
Subdivision: Walnut Estates  
Property Owner: Nathan Scheib  
Owner's Telephone: 970-433-2020  
Owner's Address: Same Above  
Contractor's Name: Self  
Contractor's Telephone: \_\_\_\_\_  
Contractor's Address: \_\_\_\_\_

Fence Material & Height: Vinyl 6ft

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>R-5</u>	SETBACKS: Front <u>20</u> from property line (PL) or _____ from center of ROW, whichever is greater.
SPECIAL CONDITIONS <u>See photo for specific setbacks. Gate allowed on Brodick Way but NO driveway. Gate may be up to 8' wide.</u>	Side <u>Ø</u> from PL Rear <u>Ø</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 [Signature] Date 8-30-10  
Planning Approval Pat Dunlop Date 9/9/10  
City Engineer's Approval (if required) \_\_\_\_\_ Date \_\_\_\_\_

# 664 Muirfield Dr.



SCALE 1 : 333



Must begin Fence <sup>at least</sup> 45' tack from Muirfield Drive at upper N angle on corner and 25' back from Lower angle.  
Gate allowed on Brodick way but NO driveway.  
Gate may be <sup>up to</sup> 8' wide.

