



Fence Permit

PERMIT # **Nº** 16205

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: ~~680~~ 29.5 Road (Lot 1)

Property Tax No: 2943 - 051 - 97 - 001

Subdivision: _____

Property Owner: BLUE HERON DEVELOPMENT

Owner's Telephone: 242-3647 (Mark Fern)

Owner's Address: 1015 N. 7th Street

Contractor's Name: Colorado West Development, LLC

Contractor's Telephone: 970 270 9885

Contractor's Address: 1015 N. 7th Street

Fence Material & Height: 6' Vinyl and 4' Split Rail

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-5	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 _____ Date 3/4/10

Planning Approval Wendy Spurr _____ Date 3/4/10

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)

(FUTURE) CATTAIL CREEK DR.

FUTURE DRIVEWAY CONNECTION

EXISTING GRAVEL DRIVE

SETBACK

18.5'

16'

24'

16'

28.65'

14'

25.5'

22'

10.52'

14'

16'

15'

0.82 Ac.

SETBACK

14'

