

# Fence Permit

PERMIT # NO 16422

Public Works & Planning Department  
 250 North 5th Street  
 Grand Junction, CO 81501  
 Phone: (970) 244-1430 FAX: (970) 256-4031

Fee \$10.00

N/A

Property Address: 706 N. 7<sup>th</sup> St., Grand Junction, CO 81501

Property Tax No: 2945-141-23-008

Subdivision: n/a

Property Owner: Paul & Nicole Sizemore

Owner's Telephone: (407) 312-5987

Owner's Address: 706 N. 7<sup>th</sup> St., Grand Junction, CO 81501

Contractor's Name: self

Contractor's Telephone: n/a

Contractor's Address: n/a

Fence Material & Height: 36" wrought iron & 6' wood privacy

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.

ZONE <u>PD</u>	SETBACKS: Front <u>20'</u> from property line (PL) or
SPECIAL CONDITIONS <u>PER 7TH STREET</u>	_____ from center of ROW, whichever is greater.
<u>ORDINANCE AND CITY COUNCIL APPROVAL</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 9/21/2010

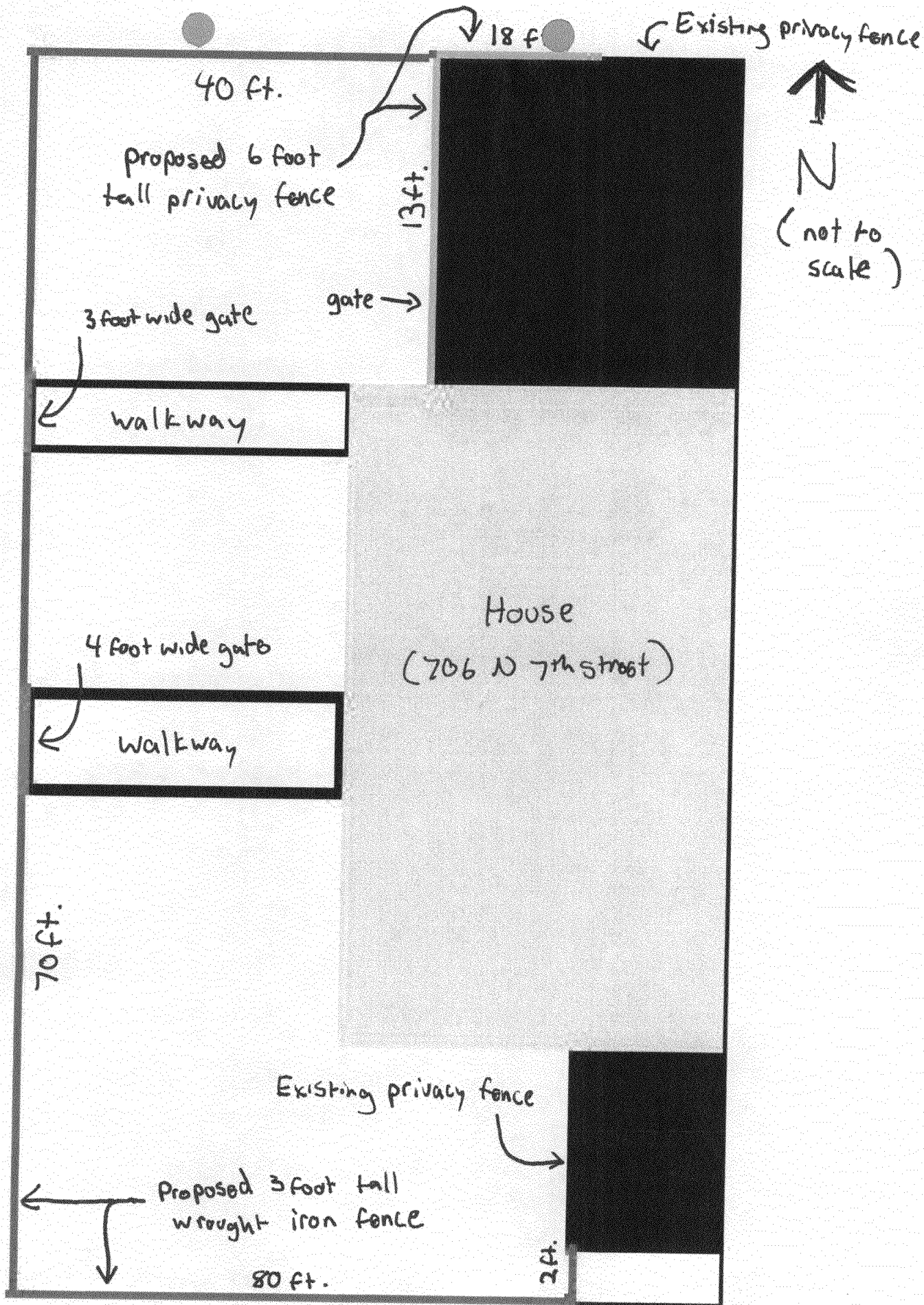
Planning Approval [Signature] Date 10-19-2010

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)

North 7th Street



40 ft.

proposed 6 foot tall privacy fence

13 ft.

3 foot wide gate

gate

walkway

4 foot wide gate

walkway

70 ft.

House

(706 N 7th Street)

Existing privacy fence

Proposed 3 foot tall wrought iron fence

80 ft.

24 ft.

18 ft

Existing privacy fence



N

(not to scale)

Gunnison Ave

# City of Grand Junction GIS Zoning Map ©

