

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. 7th 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. 7th 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.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF			
ZONE	<u>PD</u>	SETBACKS: Front	<u>20'</u> from property line (PL) or
SPECIAL CONDITIONS	<u>PER 7TH STREET CITY COUNCIL ORDINANCE AND THE APPROVAL</u>		_____ 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).

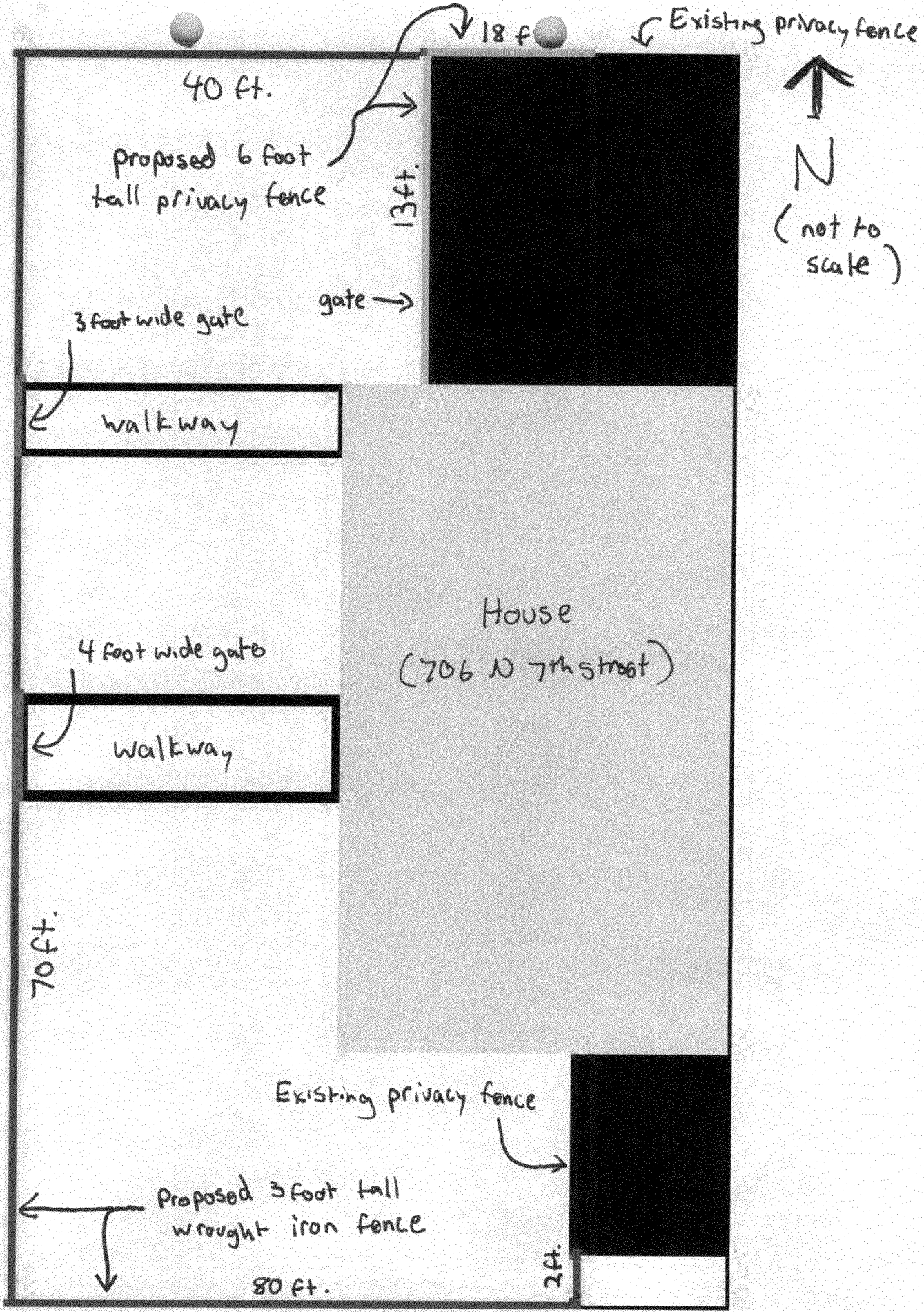
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 [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)

North 7th Street



Gunnison Ave

Proposed Extension of Existing 6 Foot Tall Wooden Privacy Fence

Proposed Ornamental 3 Foot Tall Wrought Iron Fence

GUNNISON AVE



Wrought iron fence

Three feet (36 inches) tall to top of loops

To be installed at 706 N 7th street



1.5" BRACKET Γ 29 $\frac{5}{8}$ "
 12.5" \square
 12.25" \square

3" BRACKET Γ

3-FULL
1-27"

489"

\square
3-FULL
1-27"

\square
3-FULL
1-27"

\square 1-27"
3-12.5"

\square \square 3-FULL
2-41.5"
2-12.25"

\square \square 5-FULL \square 4-FULL
1-29"

4-FULL
1-12.5"

\square

4-FULL
1-12.5"

\square

959.5"

4-FULL
1-12.5"

\square

4-FULL
1-12.5"

\square

4-FULL
1-12.5"

\square

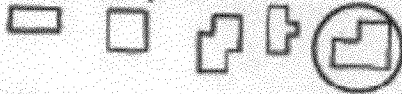
TOTAL SIDE 834 $\frac{7}{8}$ "
OUTSIDE POST TO OUTSIDE POST

- 41-FULL 3'TALL - 2662.95
- 2-41.5" WIDE - 139.90
- 1-29" WIDE - 49
- 4-27" WIDE - 196
- 9-12.5" WIDE - 261
- 3-12.25" WIDE - 87
- 14-1.5" SQ POSTS - 490
- 1-36" STANDARD GATE - 109
- 1-CENTER DEWEGATE - 159
- 1-1.5" BRACKET - 5
- 1-3" BRACKET - 5

\$4163.85



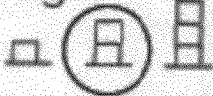
Form/Shape



Bulk



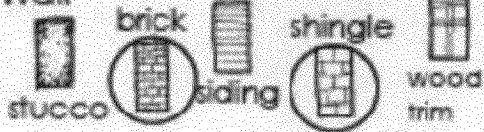
Height



Roof Shape/ Materials



Wall



Foundation



Entryway

