

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

Two trees, shrubs, + rocks

PROPERTY ADDRESS 681 MOONRISE CT

TAX SCHEDULE NO 2945-031-67-003

PROPERTY OWNER PAUL G TRINKLEIN

OWNER'S PHONE 970-245-2292

OWNER'S ADDRESS 681 MOONRISE CT,

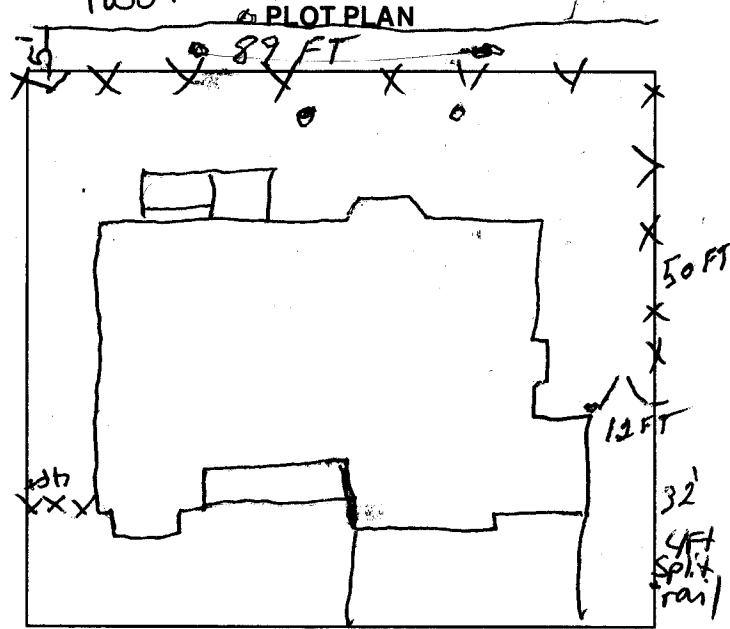
CONTRACTOR SHERMAN WAGNER

CONTRACTOR'S PHONE 242-1970

CONTRACTOR'S ADDRESS 2520 I.R.D G.J.

FENCE MATERIAL VINYL WHITE

FENCE HEIGHT 6 FT



Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, & fence height(s). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 SETBACKS: Front _____ from property line (PL) or

SPECIAL CONDITIONS 5' wide landscape strip from back of walk required. _____ from center of ROW, whichever is greater.

Side 50 FT from PL Rear 89 FT 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 Community Development 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 Paul G Trinklein Date 26 Feb 02

Community Development's Approval C. Gaye Gibson Date 2/26/02

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: Customer) (Pink: Code Enforcement)

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 256-4031



Conditions of approval for 5' Landscape strip/ Fence Permit located at 681 Moonrise Ct.

1. Have 90 days from date of approval to install the landscaping materials.
2. Two deciduous shade trees shall be planted due to the fact that they have a higher canopy so as not to interfere with the sidewalk or fence. Conifers tend to grow closer to the ground and would spread out into the fence and sidewalk.
3. The trees will have a 1 ½" caliper and need to be planted 40' apart from one another. The trees also need to be kept 40' apart from neighbor's trees so the separation is kept consistent.
4. Ground cover needs to be 5-gallon shrubs, grass or some other type of vegetative ground cover. Rocks may be used in between the shrubs. If using shrubs, then the distance between them should be the recommended distance that is provided on the shrubs that you purchase.
5. The landscape strip should be at least 5' from the back of the sidewalk. There apparently is an irrigation pipe underground in this area so it would be to your benefit to make certain of where that pipe is before you start work on the fence.
6. If you do not want to comply with these requirements then you and all your neighbors on that side of the street can get together to apply for a variance from the code regulations. That would be the only option if you want to put up a 6' privacy fence along 25 ½ Rd.

