



PLANNING CLEARANCE

Fence

PC No: _____

Date: _____

Building Address: _____

Subdivision: _____

PROPERTY OWNER INFORMATION

APPLICANT/CONTRACTOR INFORMATION

Name: _____

Name: _____

Address: _____

Address: _____

City/State/Zip: _____

City/State/Zip: _____

Phone(s): _____

Phone(s): _____

REQUIRED: Plot plan showing all information required by 17.07.070 (H). (On the back of this form)

Type of Fence: Open (50% Open) Material: Wood Fence Height: Front _____
 Privacy Vinyl Sides _____
 Other _____ Back _____

Permit valid for one year from date of issue. Comply with Covenants or PUD Guide; obtain approval from Homeowners Association. Do not destroy or move existing property line markers. Modifications to this Planning Clearance must be approved, in writing, by the Fruita Community Development Department. I hereby acknowledge that I have read this application and the information is correct under penalty of perjury. I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action.

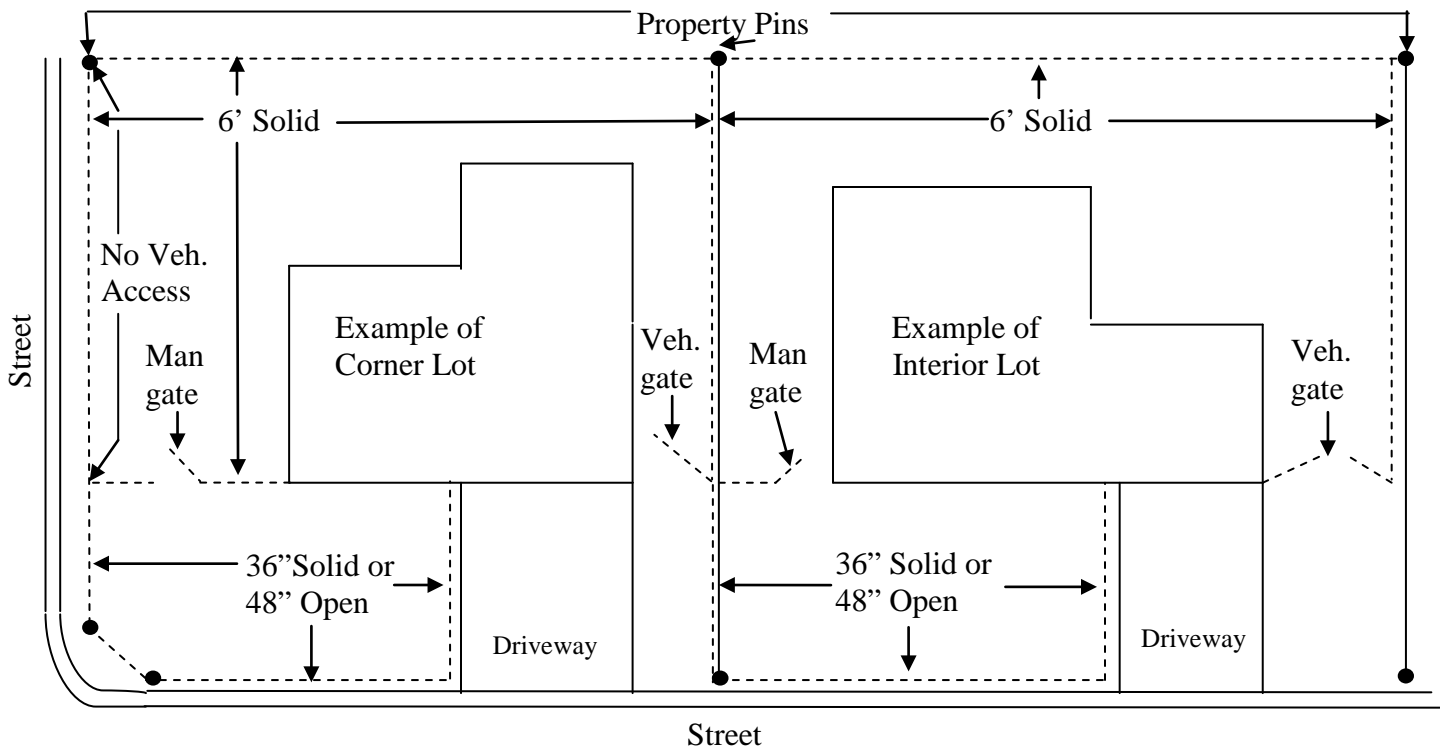
Applicant Signature _____ **Date** _____

Fences may not obstruct line-of-sight at intersections or driveways or be within 4' of utility boxes or fire hydrants. Installer should always call utilities locate (800) 922-1987 before construction.

Fence Planning Clearance Fee – \$15.00 \$ 15.00

Community Development Approval _____ Date: _____

NOTES: _____



**CITY OF FRUITA
FENCE REGULATIONS**

17.07.070(H.) Fences. *The purpose of this Section is to ensure fences erected within the city do not impede traffic safety, do not conflict with applicable codes, and impose no deleterious effect on any neighborhood. A Planning Clearance shall be required before erecting, moving or altering a fence in the city. Fences shall conform to the following requirements:*

1. *No fence shall be erected in such location upon any lot or property in a manner constituting a traffic hazard because of obstruction of view. The City of Fruita Design Criteria and Construction Specifications Manual and the City of Fruita Land Use Code shall be used as the criteria for determining compliance. No fence shall be constructed to within four (4) feet of or prevent access to any fire hydrant, utility pedestal, vault, cabinet or similar feature.*
2. *Fences shall be constructed of durable materials, which may include but are not limited to, wire (e.g., chain link), vinyl-coated wire, wrought iron, wood, extruded plastic (e.g., from fence manufacturer), and other materials similar in appearance and durability. Unacceptable materials that are visible to the public include: glass, tires, razor wire, barbed wire and/or concertina wire, junk, and any material that presents a public health or safety hazard. The prohibition on razor wire, barbed wire, concertina wire and similar wire fences does not apply to the LIRD zones provided that not more than three (3) strands of barbed wire atop a fence is allowed and are not counted in the height calculation. Similarly, where razor wire is permitted, only one coil of razor wire is allowed atop a fence. Electric and barbed wire fencing is allowed in zones, which allow large animals (such as horses, cows and sheep) only when properly installed and necessary to contain large animals.*
3. *There shall be no fence or wall erected which exceeds six (6) feet in height (except as permitted in subsection 2 above), as measured from the natural grade, except where the city has approved construction of a retaining wall; the height of the retaining wall shall not be included in the height of the fence. An increase of up to two (2) inches is allowed when spacing for drainage under a fence is needed. The Community Development Director may approve an increase in fence or wall height where a unique feature of the property or a permitted use warrants such an increase and the increase is not detrimental to surrounding public or private properties.*
4. *Except as allowed for corner lots, fences in the required front yard setback shall not exceed thirty-six (36) inches in height; such fences may be increased to forty-eight (48) inches maximum height if the fence material is at a ratio of not less than half open space to half closed space for every square foot for that part of the fence extending above thirty-six (36) inches in height. Examples of fence types that would typically comply include: chain link, picket, split rail, and similar fences.*
5. *On corner lots, solid fences up to six (6) feet in height within a street side setback may be permitted only on the frontage that does not contain a driveway, and provided the fence conforms to the required clear sight triangle.*
6. *In subdivisions approved after the effective date of this Title, fences taller than forty-eight (48) inches in height are not permitted within five (5) feet of abutting arterial or major collector streets. If lots are separated from the major collector or arterial street by a minimum five (5) foot wide landscaped out lot, owned and maintained by a homeowners association, a six (6) foot tall solid fence is permitted on the lots adjacent to this out lot. The five (5) foot strip of landscaping must contain at least one (1) tree for every forty (40) linear feet of distance along the street and appropriate groundcover.*
7. *Fences in excess of six (6) feet shall comply with applicable building codes and all required setbacks for primary buildings, as applicable. Fences in LIRD zones may exceed six (6) feet as provided for in subsection 2 above.*
8. *Where a fence is proposed in conjunction with a development or change in use, the location, height, materials, and detailing of the fence may be subject to other requirements or limitations to ensure consistency with the purposes of this Title, compatibility with adjacent properties (Section 17.07.080), and other applicable standards (e.g., City of Fruita Design Criteria and Construction Specifications, Building Codes, and Colorado Department of Transportation or Mesa County standards, as applicable in Fruita).*
9. *All fences shall be properly maintained by the owner so as to not become a public nuisance or hazard.*

17.07.070(K.) Storage of Motor Vehicles and Building Materials in Yards; Derelict or Abandoned Automobiles.

1. *No portion of any required residential front yard or any portion of a residential side yard on the street side of a corner lot shall be used for the permanent storage of a trailer, airplane, boat (or parts of any of the foregoing), recreational vehicles, travel trailers, campers or building materials. Permanent storage, as used in this subsection, means the location of the above-mentioned items for more than forty-eight (48) hours during any seven (7) day period in the required front or side yard.*
2. *Permanent storage of a trailer, airplane, boat, recreational vehicle, travel trailer, truck camper, camper (or parts of any of the foregoing) within required side yards shall be screened from the abutting property with a sight-obscuring fence, wall, landscaping, or combination of these features at a minimum height of six (6) feet.*

17.43.060(B.7) *No more than one (1) access shall be allowed to any parcel or lot having an area of one (1) acre or less. Additional accesses to parcels or lots having an area of greater than one (1) acre shall be subject to all of the provisions of Chapter 17.07 and this Chapter 17.43.*