

FEE \$10.00

PERMIT # 12463

Q



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 443 Montero St.
PROPERTY TAX NO: 2945-183-07-009
SUBDIVISION: Renaissance
PROPERTY OWNER: David Spellman
OWNER'S PHONE: 970-241-1453
OWNER'S ADDRESS: 443 Montero St.
CONTRACTOR NAME: Taylor Fence Co.
CONTRACTOR'S PHONE: 970-241-1473
CONTRACTOR'S ADDRESS: 832 2 1/2 Road
FENCE MATERIAL & HEIGHT: 6'+4' Wood + 30" retaining wall
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.

PLOT PLAN
See Attached

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4
SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS 30" retaining wall w/ 4' on top of by Bob Blanchard w/ agreement for weed control
Side 0' from PL Rear 0' 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 [Signature] Date 8-1-03
Community Development's Approval [Signature] Date 8-1-03
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)

Power Boxes
□ □ □

Neighbor's Double Yard

18' 4" Cedar

Property Pin

Property Pin

70'
6' Cedar

Traps
up 4' to 6'

Concrete
Retaining wall

12' DP gate

51' TOTAL
6' cedar

Backyard

Dirt

80'
4' Cedar

Concrete
Retaining
wall



17'
off back
of sidewalk
2' off
edge of
Rd
of
sidewalk

E/E

Mr David Spellman
443 montero st

House

4' w/s

12'
TOTAL
6' cedar

5'
in off
cor of house

Front

6' w/s

11' TOTAL
6' cedar

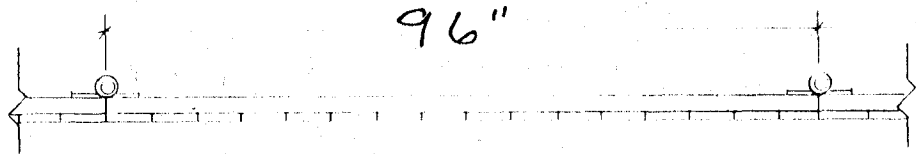
63'
Back of sidewalk

N →

← montero st →

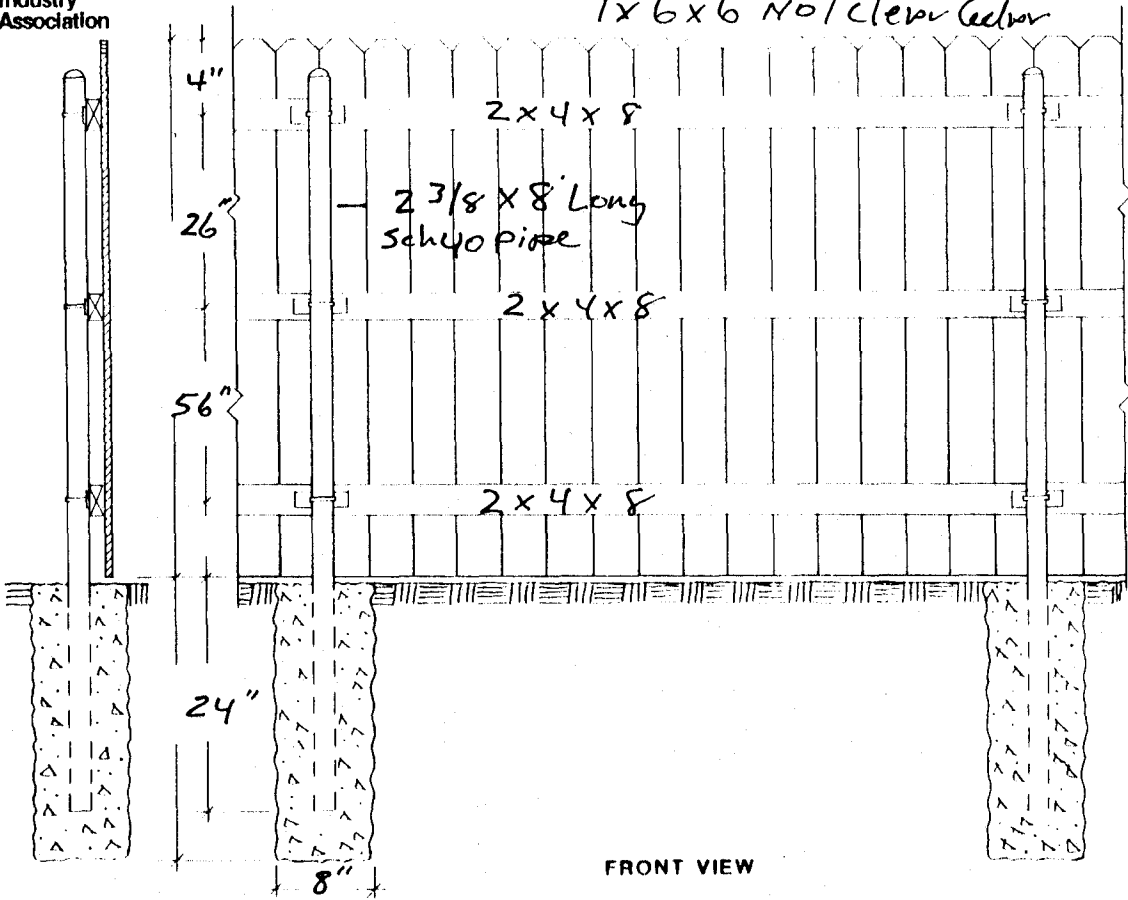


International
Fence
Industry
Association



PLAN VIEW

1x6x6 No/clear Cedar



FRONT VIEW

SIDE VIEW

6' SOLID BOARD FENCE / STEEL POST DETAIL

STYLE: In Dirt NTS
4' Tall cedar on wall 3 1/2" Hole on the wall

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SPECIFICATIONS			PROJECT
COMPONENT	DIMENSIONS	MATERIAL	DAVID Spellman
BACK RAILS	2' x 4' x 8'	Cedar	OWNER/GEN. CON.
POSTS	2 3/8" x 8' x 8'	Pipe	
PICKETS	1' x 6' x 6'	Cedar	
FOOTING	DIA X DEEP		SUBMITTED BY
NAILS	Ringshank		Taylor Fence of 6J Jerry Orman
TOP DESIGN	DOG EYE		DRAWING NO.
			DATE 8-1-03 W-17

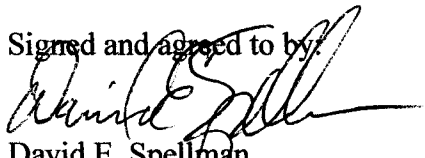
Grand Junction, Colorado
Building Department


July 30, 2003

To Whom It May Concern:

The homeowners identified below both agree to maintain the space between their common fence lines, such that the space will be free from all weeds and debris.

Signed and agreed to by:


David E. Spellman
443 Montero St.
Grand Junction, CO.


Jason Holm
2215 Tuscany Ave.
Grand Junction, CO