

FEE \$10.00

PERMIT # 13361



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

2

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 4605 Blue Bird
PROPERTY TAX NO: 2943-162-07-001
SUBDIVISION: Grand Meadows South
PROPERTY OWNER: Grace Homes
OWNER'S PHONE: 523-5555
OWNER'S ADDRESS: 786 Valley Ct.
CONTRACTOR NAME: Grace Homes
CONTRACTOR'S PHONE: 523-5555
CONTRACTOR'S ADDRESS: 786 Valley Ct.
FENCE MATERIAL & HEIGHT: 6ft Vinyl

See attached

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 RMF-5
SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS 5' From back of walk on
Garrison
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: Monica Kusta Date: 10-4-04
Community Development's Approval: C. Jaye Hall Date: 10/5/04
City Engineer's Approval (if required): [Signature] Date: 10-5-04

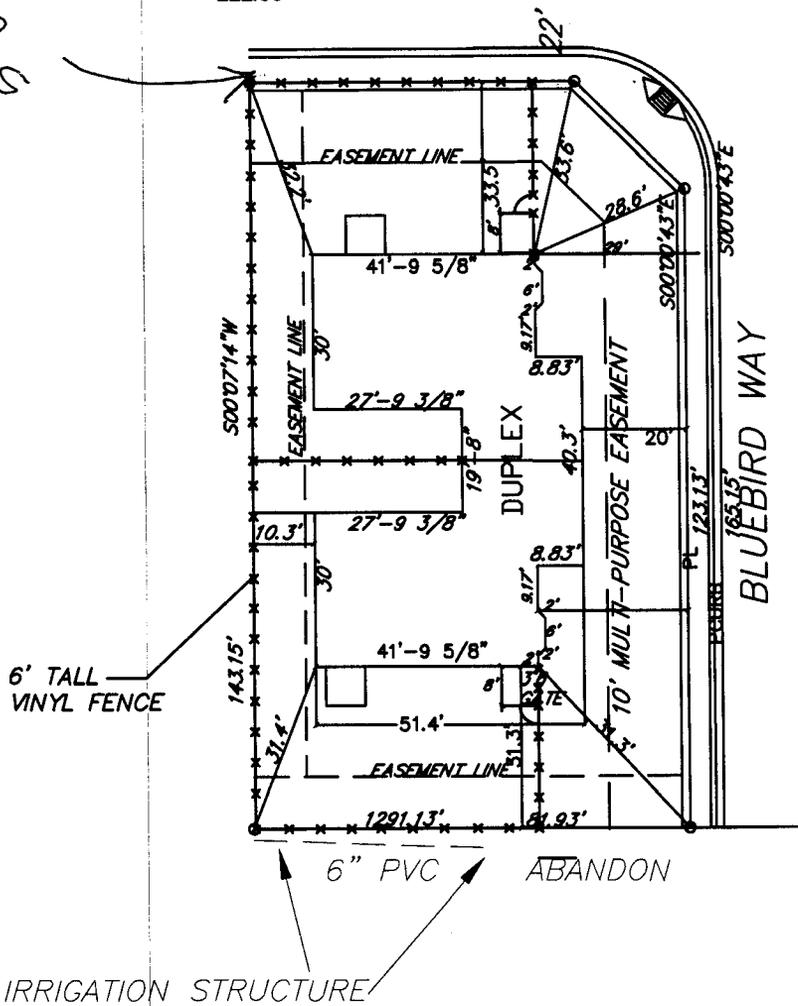
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

5' from driveway

GUNNISON AVE. 22'

N89°55'36"E  
222.00'

GROSS SQ FT = 2302 SF  
IMPERVIOUS SQ FT = 6813 SF  
LOT 1 BLK 1 PARCEL = 11504± SF



Scale = 1" = 20'

GRAND MEADOWS SOUTH  
SUBDIVISION  
465 A & B BLUEBIRD WAY  
Lot 1 Block 1 3-SEPT-04

10  
D

# 465 Bluebird Court

## Sewer

-  **Sanitary Sewer Structures**
  - FORCE MAIN MH
  - FORCED MAIN CLEANOUT
  - ⊙ GREASE TRAP MH
  - SANITARY SEWER C.O.
  - SANITARY SEWER MH
  - COMBINED SEWER MH
  - LIFT STATION MH
  
- ⊕  **Storm Sewer Structures**
  - ⊕ CATCH BASIN
  - STORM MANHOLE
  
-  **Sanitary Sewer Lines**
  - COMBINED SEWER LINE
  - FORCE MAIN
  - SANITARY SEWER LINE
  
- -  **Storm Sewer Lines**
  - - CATCH BASIN LINE
  - STORM LINE
  
- ⊙ **Irrigation Gates and MHs**
- **Abandoned Sewer**
- **Force Main**



SCALE 1 : 600

