

FEE \$10.00

PERMIT # 13398



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 471 Larry's Meadow Dr	PLOT PLAN see attached
PROPERTY TAX NO: 2943-152-94-014	
SUBDIVISION: Summit Meadows West	
PROPERTY OWNER: Randy Cooper	
OWNER'S PHONE: 523-9128	
OWNER'S ADDRESS: 471 Larry's Meadow Dr.	
CONTRACTOR NAME: XXXXXXXXXX SELF	
CONTRACTOR'S PHONE: Same	
CONTRACTOR'S ADDRESS: Same	
FENCE MATERIAL & HEIGHT: Cedar 6' & Split Rail ^{20"}	

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 _____ from center of ROW, whichever is greater.
 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 Randy L. Cooper Date 11/8/04
 Community Development's Approval Bobbie Paulson Date 11/8/04
 City Engineer's Approval (if required) _____ Date _____

FEE \$	10.00
TCP \$	None
SIF \$	292.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 471 Larry's Meadow Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1702
 TAX SCHEDULE NO. 2943-152-94-014 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Summit Meadows West TOTAL SQ. FT. OF EXISTING & PROPOSED 1702
 FILING 1 BLK 5 LOT 14 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Zeck & Associates NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS P.O. Box 550 USE OF EXISTING BUILDINGS ~~RESTORATION~~ N/A
 (1) TELEPHONE (970) 858-0178 DESCRIPTION OF WORK & INTENDED USE Single Family Residence
 (2) APPLICANT Zeck & Associates TYPE OF HOME PROPOSED:
 (2) ADDRESS P.O. Box 550 Site Built Manufactured Home (UBC)
 (2) TELEPHONE (970) 858-0178 Manufactured Home (HUD)
 Other (please specify) _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF 5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions Engineered foundation
 CENSUS TRAFFIC ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; 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, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5/25/04
 Department Approval NA [Signature] Date 7/1/04



VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)