

FEE \$10.00

PERMIT # 13427

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2055 Baseline Dr.
Property Tax No: 2947-151-52-002
Subdivision: Independence Ranch
Property Owner: Oran Jacobs
Owner's Telephone: 243-4255
Owner's Address: 2055 Baseline Rd.
Contractor's Name: by owner
Contractor's Telephone: N/A
Contractor's Address: N/A
Fence Material & Height: 6' cedar

Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, and 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 PD
SPECIAL CONDITIONS
SETBACKS: Front 20' from property line (PL) or
Side from PL Rear 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.

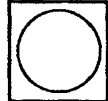
Applicant's Signature [Signature] Date 12-21-04
Community Development's Approval [Signature] Date 12-21-04
City Engineer's Approval (if required) Date

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)

1	REVISIONS
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**DRAFT**  
 CONSULTING ARCHITECTS  
 GRAND JUNCTION, CO (970) 241-8782



RANCH FILING 10  
 1 LOT 2

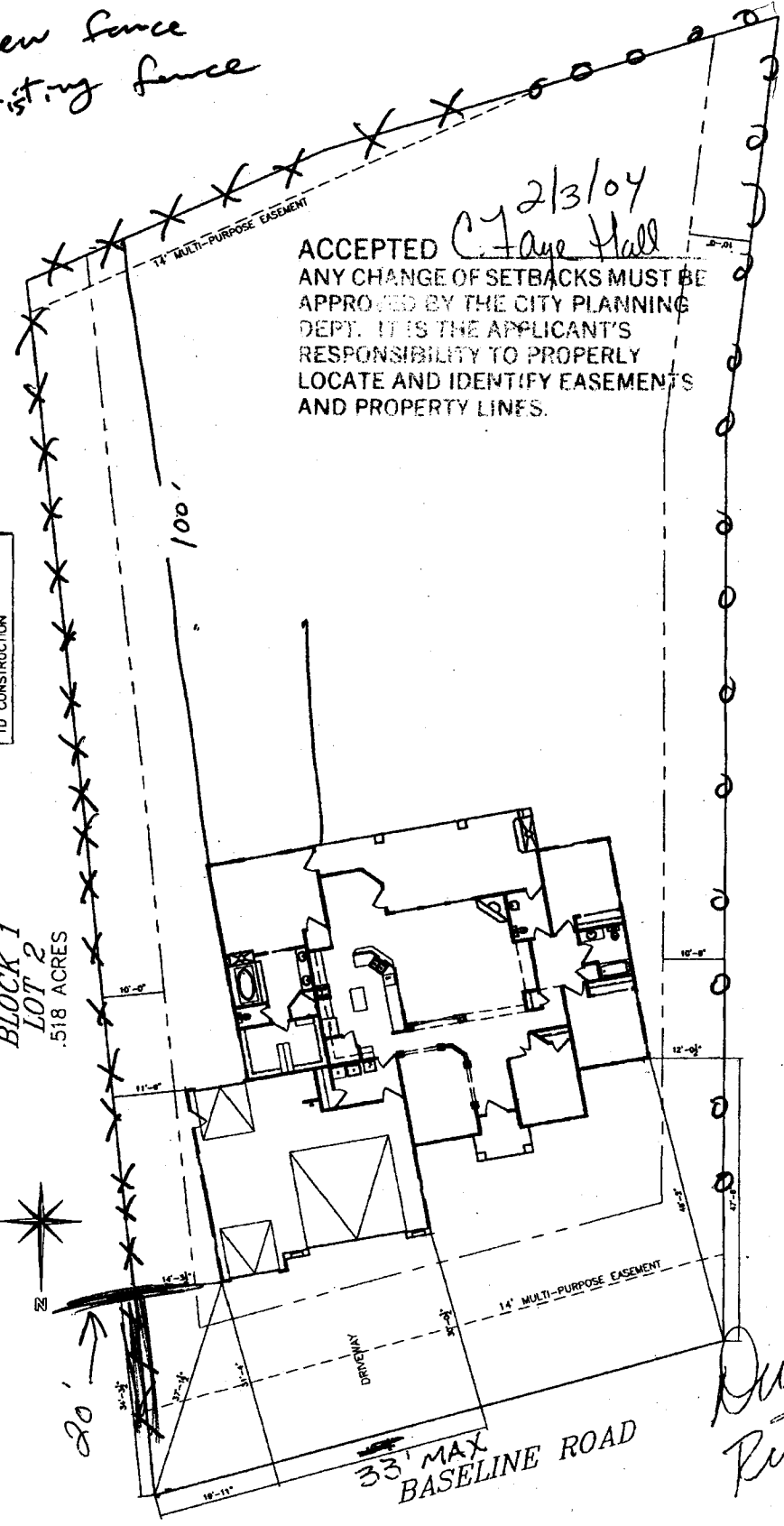
DATE OF  
 AUTOCAD  
 CAD FILE  
 6-14-09  
 1/8" = 1'-0"  
**SHEET 1**

X = New fence  
 O = existing fence

NOTE: BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

INDEPENDENCE RANCH  
 FILING 10  
 BLOCK 1  
 LOT 2  
 .518 ACRES

NOTICE: 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS.  
 2. USE OF THIS PLAN CONSTITUTES BIDDING AND OR MAKE OFFERS ACCEPTANCE OF THESE TERMS.  
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.  
 4. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOCAD. SEE SEPARATE ORDINANCES BY PHONE FOR DIMENSIONING DATA.



ACCEPTED *C. Faye Hall* 2/13/04  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*Done OK  
 Rick Davis  
 1-16-04*