

FEE \$10.00

PERMIT # 13373



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

2

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 2436 Jack Cr. Rd.
PROPERTY TAX NO: 2701-333-38-079
SUBDIVISION: Spanish Trails
PROPERTY OWNER: Mike Kennedy
OWNER'S PHONE: 970-241-5060
OWNER'S ADDRESS:
CONTRACTOR NAME: Mike Kennedy
CONTRACTOR'S PHONE: 970-241-5060
CONTRACTOR'S ADDRESS:
FENCE MATERIAL & HEIGHT: PVC 5'

PLOT PLAN

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 PD SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS Fence cannot exceed 5' from center of ROW, whichever is greater.
shall be P.V.C material only color Side 5' from PL Rear 15' from PL
shall be pebblestone, split rail or privacy

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 10-15-04
Community Development's Approval [Signature] Date 10/18/04
City Engineer's Approval (if required) Date

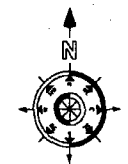
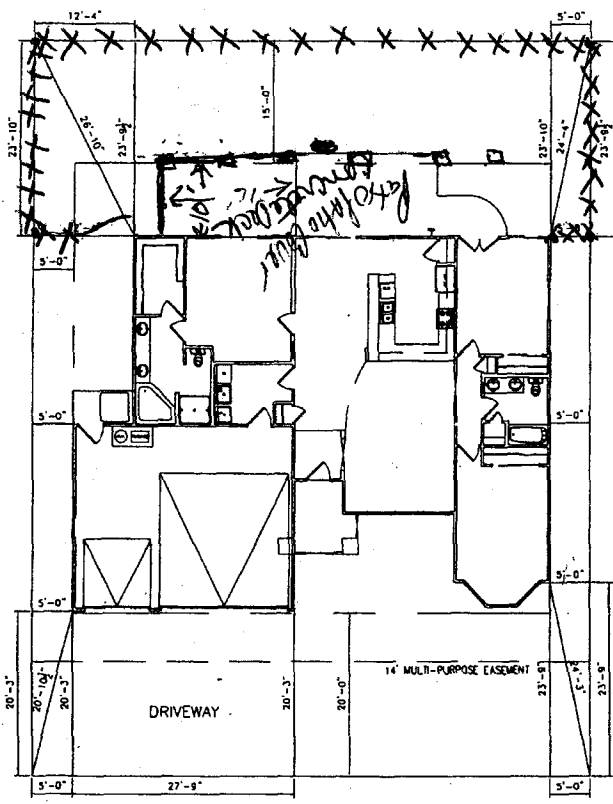
OF THESE TERMS.  
 CS BY OTHERS

NOTE  
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN  
 THE FIRST 10" OF DISTANCE PER LOCAL BUILDING CODE.

ACCEPTED *W/Plan* *Arqgn* 5-26-04  
 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.

REVISIONS	
A	
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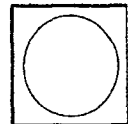
**Auto DRAFT**  
 COMPUTER AIDED DRAFTING  
 GRAND JUNCTION, CO (970) 241-8782



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

NOTE:  
 DIMENSION LINES ARE PULLED FROM  
 EDGE OF BRICK LEDGE. IF NO BRICK LEDGE  
 EXISTS, DIMENSIONS WILL BE FROM EDGE  
 OF FOUNDATION.

SITE PLAN INFORMATION	
SUBDIVISION NAME	SPANISH TRAIL
FILING NUMBER	3
LOT NUMBER	19
BLOCK NUMBER	8
STREET ADDRESS	2436 JACK CREEK ROAD
COUNTY	MESA
GARAGE SQ. FT.	830 SF
LIVING SQ. FT.	1671 SF
LOT SIZE	.143 ACRES
SETBACKS USED	FRONT 20' SIDES 5' REAR 15'



TP CONSTRUCTION  
 SITE PLAN

*W/Plan*  
 5/24/04

2436 JACK CREEK ROAD

SCALE: N.T.S.

ACCEPTED *W/Plan*  
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12/15/04