

FEE \$10.00

PERMIT # 13248



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: <u>2509 Hayes</u>	PLOT PLAN <i>See Attached</i>
PROPERTY TAX NO: <u>2945-032-94-012</u>	
SUBDIVISION: <u>Colonial Heights</u>	
PROPERTY OWNER: <u>Blue Star</u>	
OWNER'S PHONE: <u>255-8853</u>	
OWNER'S ADDRESS: <u>2350 rd</u>	
CONTRACTOR NAME: <u>DJR Fence</u>	
CONTRACTOR'S PHONE: <u>877-1828</u>	
CONTRACTOR'S ADDRESS: <u>Delta</u>	
FENCE MATERIAL & HEIGHT: <u>6' cedar</u>	

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.

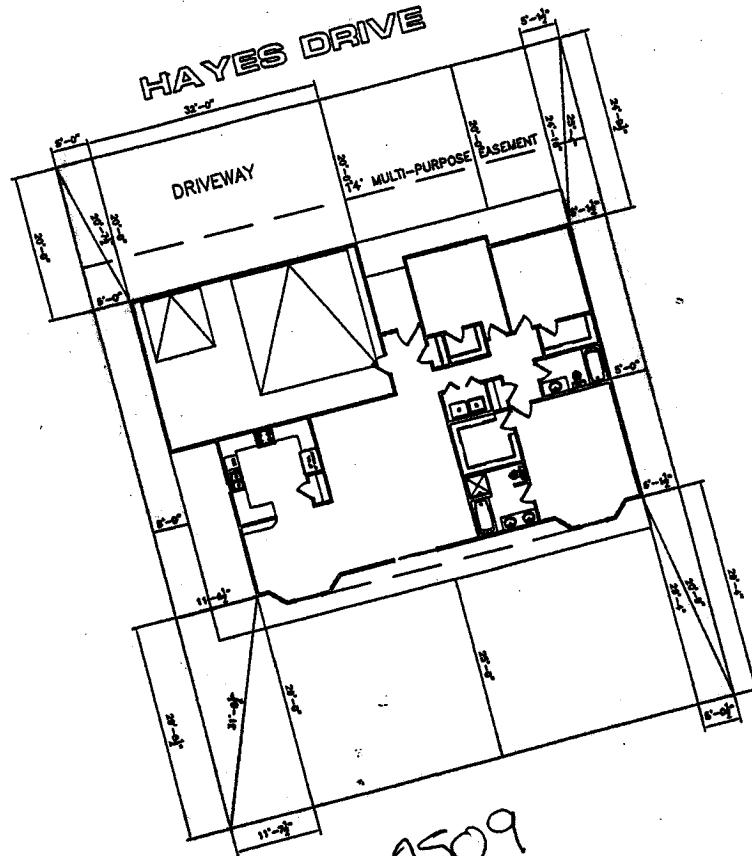
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature *Dan [Signature]* Date *8/25/04*
 Community Development's Approval *Mike [Signature]* Date *8/25/04*
 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)

NOTICE:

1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.



*any see
3/30/04*

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS- PLNG 2
LOT NUMBER	4
BLOCK NUMBER	3
STREET ADDRESS	?
COUNTY	MEHA
HOUSE LIVING SQ. FT.	1092 SF
LOT SIZE	8001 SF
FRONT SET	20'
REAR SET	25'

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

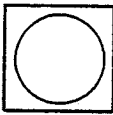
SCALE: 1/8" = 1'

4-20-04 Dayleen Henderson
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND MARK ALL EASEMENTS
AND PROPERTY LINES

*2509
HAYES*

REVISIONS	
NO.	DESCRIPTION

AUTODRAFT
CONSULTING ARCHITECTS ENGINEERS
3000 JUNCTION, CO (970) 241-8782



2509 Hayes
SONSHINE II
SITE PLAN
THE HAMILTON

DATE	8-2-01
SCALE	1/8" = 1'-0"
SHEET 1	