

FEE \$10.00

PERMIT # 13445

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2655 I Road
Property Tax No: 2701-261-35-006
Subdivision: Grand Vista
Property Owner: Michael and Amy Carlton
Owner's Telephone: (970) 245-3555
Owner's Address: 2655 I Road
Contractor's Name: self
Contractor's Telephone: same as above
Contractor's Address: same as above
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 RSF-4
SPECIAL CONDITIONS
SETBACKS: Front 20' from property line (PL) or 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).

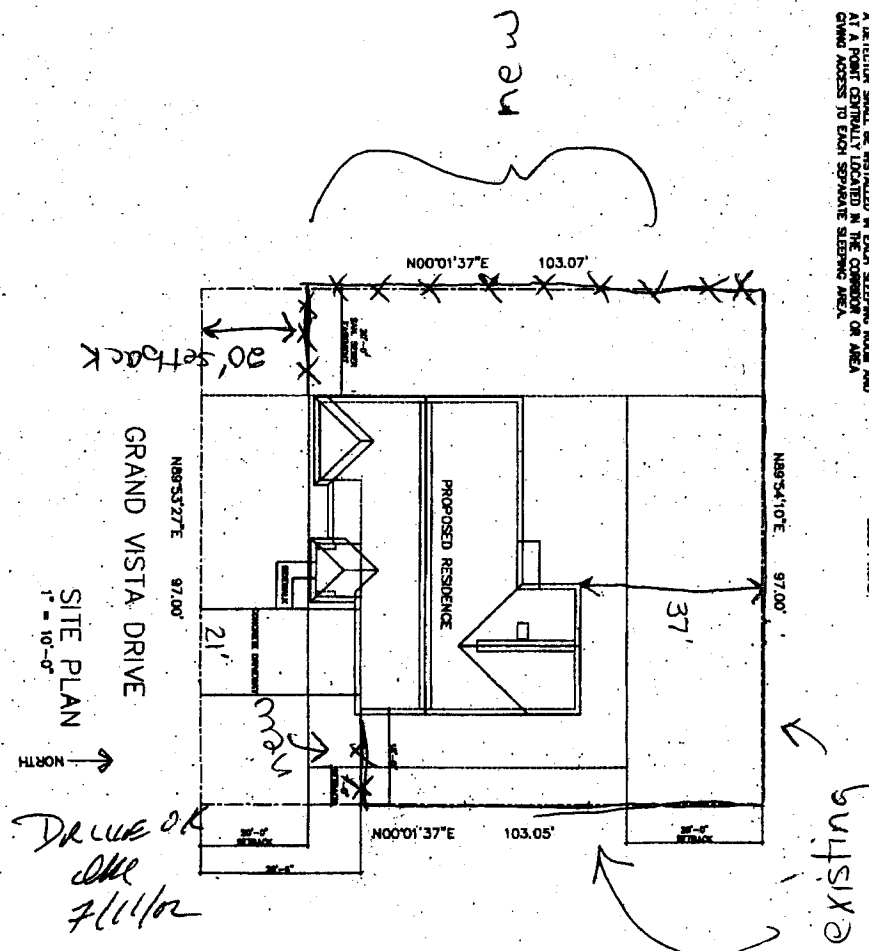
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 [Signature] Date 1/19/05
Community Development's Approval [Signature] Date 1/19/05
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)



- GENERAL NOTES**
1. ALL WORK SHALL CONFORM WITH ALL WESA COUNTY CODES AND ORDINANCES, AND THE 2000 INTERNATIONAL RESIDENTIAL CODE (I.R.C.), 1989 INTERNATIONAL ENERGY CODE (I.E.C.), 1999 N.E.C. AND 2000 U.P.C.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH ALL OF THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING STUDY BY GEOTECHNICAL ENGINEERING GROUP DATED JUNE 4, 2002.
  3. PROVIDE SURFACE DRAINAGE FOR THE RECOMMENDATIONS OF THE ABOVE REFERENCED GEOTECHNICAL ENGINEERING STUDY.
  4. PROVIDE ATTIC VENTILATION BY ROOF SOFFIT AND EAVE END VENTS TO MEET THE REQUIREMENTS OF THE I.R.C.
  5. PROVIDE UNDER FLOOR VENTILATION IN CRAWL SPACE PER I.R.C.
  6. PROVIDE SMOKE DETECTORS (HALLWAY AND BATTERY BACKUP), A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE COMMON OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA.

**PROJECT DESCRIPTION**

OCCUPANCY: R-3 RESIDENTIAL WITH U-1 GARAGE  
 TYPE OF CONSTRUCTION: TYPE W-M  
 WALLS & CEILING

PROPOSED BUILDING AREA:  
 HEATED 1540 S.F.  
 GARAGE 420 S.F.  
 TOTAL AREA 1960 S.F.

LOT AREA: 10,000 SQUARE FEET  
 LOT COVERAGE: 23.7 SQ. FT.

LEGAL DESCRIPTION:  
 GRAND VISTA SUBDIVISION  
 BLOCK 1, LOT 6  
 2655 1 ROAD.