



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: <u>716 Spanish Trail</u>	PLOT PLAN <u>See Attached</u> <u>30 inch solid</u>
PROPERTY TAX NO: <u>2701-333-40-012</u>	
SUBDIVISION: <u>Spanish Trail</u>	
PROPERTY OWNER: <u>Ridemore Enterprises</u>	
OWNER'S PHONE: <u>970-242-7444</u>	
OWNER'S ADDRESS: <u>503 23 Road</u>	
CONTRACTOR NAME: <u>Ridemore Enterprises</u>	
CONTRACTOR'S PHONE: <u>970-242-7444</u>	
CONTRACTOR'S ADDRESS: <u>503 23 Road</u>	
FENCE MATERIAL & HEIGHT: <u>6' Tall Cedar 6' Tall 6' Tall</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 PD SETBACKS: Front 20' from property line (PL) or
 SPECIAL CONDITIONS _____ from center of ROW, whichever is greater.
 Side 5' from PL Rear 10' 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.

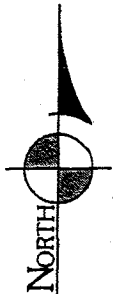
Applicant's Signature [Signature] Date 5/21/04
 Community Development's Approval [Signature] Date 5/21/04
 City Engineer's Approval (if required) _____ Date _____

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)

— AUTO COURT —
 716 SPANISH TRAILS DR.
 S89°54'31"E 89.35'

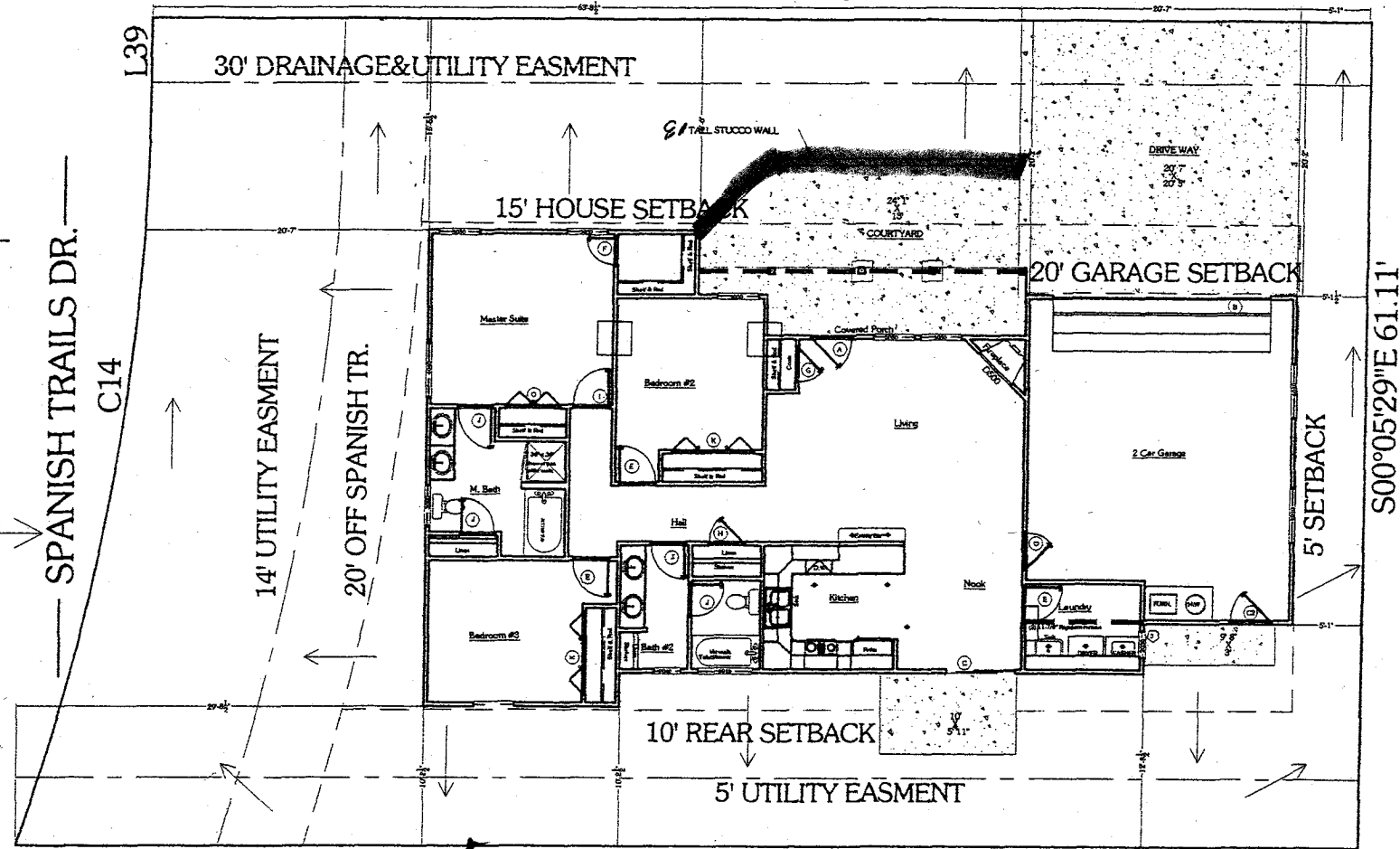
~~4' Tall Stucco wall~~
 30 inch solid

REVISIONS
 3-22-04
 3-24-04
 DRAWN BY:
 MELINA
 GIDCUMB
 DATE:
 3-22-04



SETBACKS:
 FRONT (HOUSE) 15'
 FRONT (GARAGE) 20'
 OFF SPANISH TR. 20'
 REAR 10'
 SIDE 5'

LOT 12
 BLOCK 10
 Spanish Trail
 Filing 3
 0.129 Acres



SPANISH TRAILS DR. C14

S00°05'29"E 61.11'

N90°00'00"E 98.85'

= 6' Tall Cedar Fence

Standard Area Tabulations (sq. ft.)			
Level	Living	Garage	Patios/Decks
Main	1367	458	82
Total	1367		

SITE PLAN

SCALE: 1"=10'

Address: 716 Spanish Trails
 Project: RIDEMORE PLAN #1367

SHEET
C1