

FEE \$10.00

PERMIT # 13140



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FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 718 Spanish Trail	PLOT PLAN see attached
PROPERTY TAX NO: 2701-333-40-011	
SUBDIVISION: Spanish Trail #3	
PROPERTY OWNER: Ridemore Enterprises	
OWNER'S PHONE: 970-242-7444	
OWNER'S ADDRESS: 503 23 Road	
CONTRACTOR NAME: Ridemore Enterprises	
CONTRACTOR'S PHONE: 970-242-7444	
CONTRACTOR'S ADDRESS: 503 23 Road	
FENCE MATERIAL & HEIGHT: 6' Tall Cedar of 4" x 4" posts 30" wall in front	
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 _____ from property line (PL) or
 SPECIAL CONDITIONS _____ from center of ROW, whichever is greater.
 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.

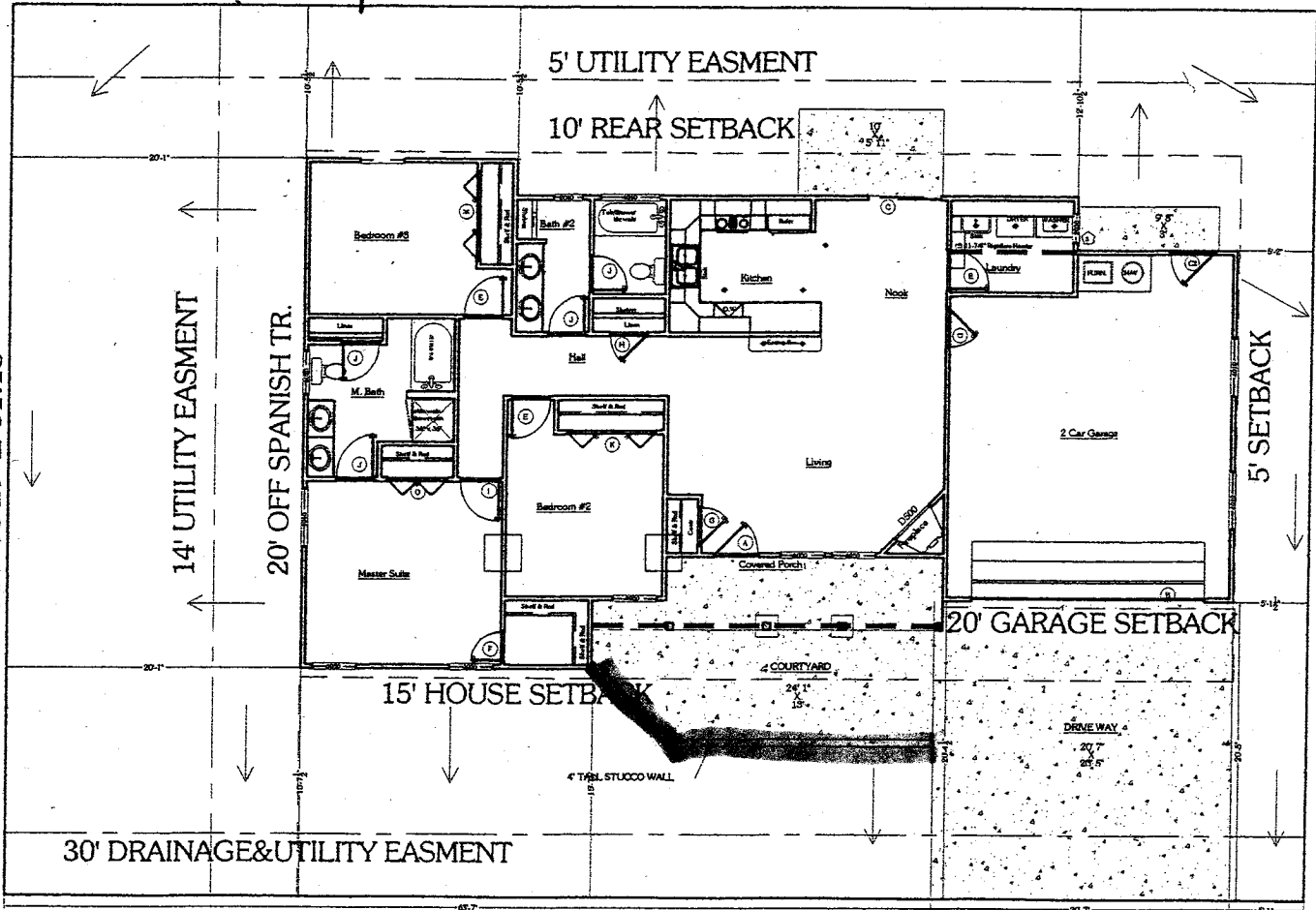
Applicant's Signature [Signature] Date 5/17/09
 Community Development's Approval Daylen Henderson Date 5-17-04
 City Engineer's Approval (if required) _____ Date _____

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)

718 SPANISH TRAILS DR.
S89°53'41"E 89.35'

= 6' Tall Cedar Fence

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'

PROPOSED DRAINAGE →
LOT 11
BLOCK 10
Spanish Trail
Filing 3
0.125 Acres

SPANISH TRAILS DR.
S00°05'29"E 61.13'

30' DRAINAGE & UTILITY EASMENT

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

S89°54'31"E 89.35'
— AUTO COURT —

■ = 4' Tall Stucco Wall
30" wall

SITE PLAN

SCALE: 1"=10'

Address: 718 Spanish Trails
Project: RIDEMORE PLAN #1367

SHEET
C1