

FEE \$10.00

PERMIT #

13428

# FENCE PERMIT

## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2675 BRUSH CT GRAND JUNCTION CO 81506

Property Tax No: 2701-201-42-020

Subdivision: GRAND VISTA

Property Owner: BERNARD & SANDRA PATSFIELD

Owner's Telephone: 970-257-7316

Owner's Address: 2675 BRUSH CT GRAND JUNCTION CO 81506

Contractor's Name: OWNER

Contractor's Telephone: \_\_\_\_\_

Contractor's Address: \_\_\_\_\_

Fence Material & Height: CEDAR 6 FT CEMENT WALL 4' 2"

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 SETBACKS: Front 20' from property line (PL) or  
 SPECIAL CONDITIONS \_\_\_\_\_ from center of ROW, whichever is greater.  
 Side 7' from PL Rear 35' 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.

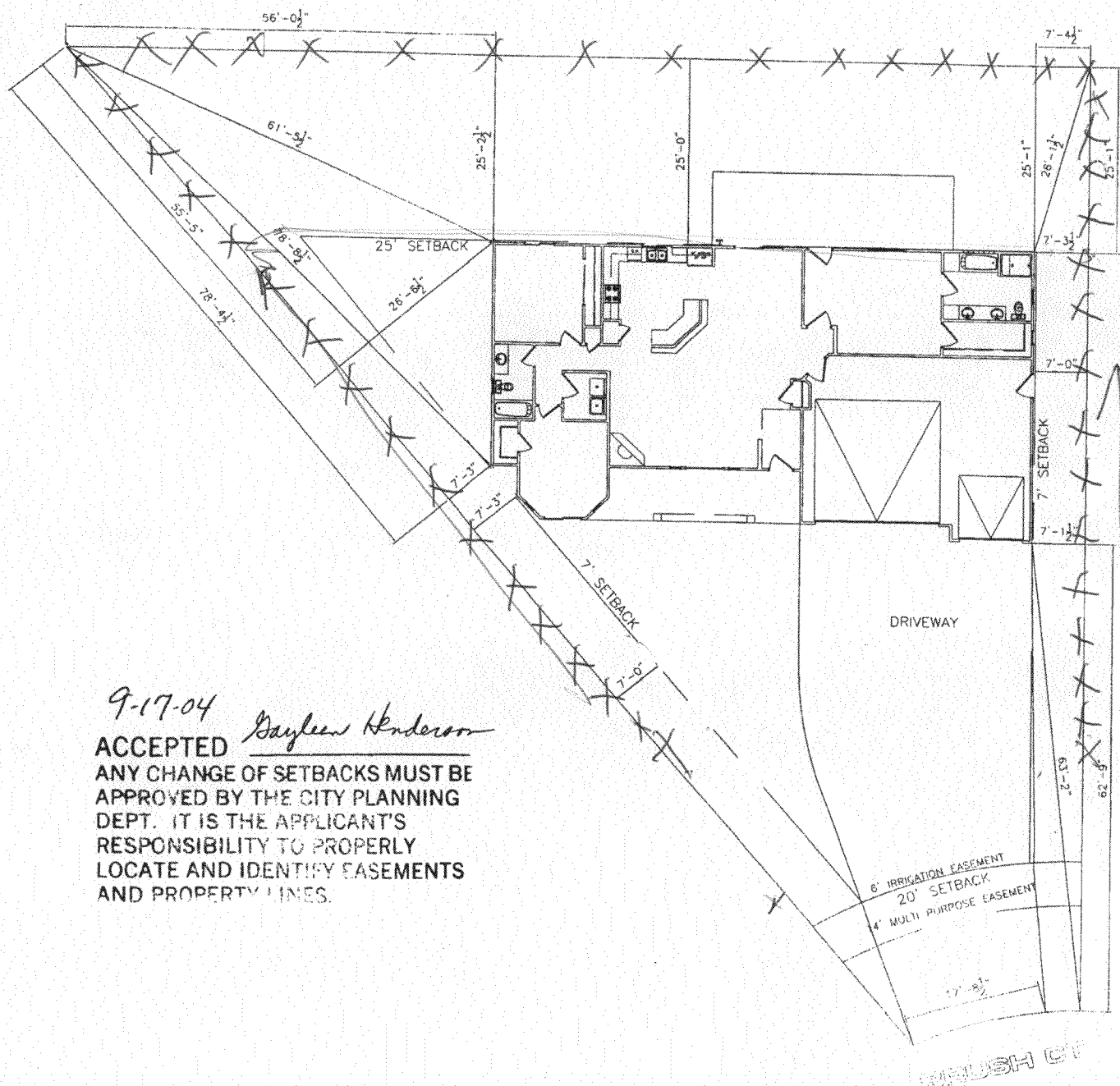
Applicant's Signature [Signature] Date 12-22-04

Community Development's Approval [Signature] Date 12-22-04

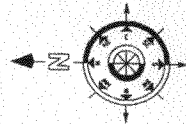
City Engineer's Approval (if required) \_\_\_\_\_ Date \_\_\_\_\_

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)



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



*L.M.V.*  
*C.C.*  
*9/16/04*

| SITE PLAN INFORMATION |                       |
|-----------------------|-----------------------|
| SUBDIVISION NAME      | GRAND VISTA- FILING 2 |
| LOT NUMBER            | 26                    |
| BLOCK NUMBER          | 3                     |
| STREET ADDRESS        | BRUSH COURT           |
| COUNTY                | MESA                  |
| HOUSE LIVING SQ. FT.  | 1718 SF               |
| LOT SIZE              | 10155 SF / 0.233 ACRE |
| SETBACKS USED         | FRONT 20'             |
|                       | SIDES 7'              |
|                       | REAR 25'              |

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

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

SCALE: 1" = 20'-0"

9-17-04  
**ACCEPTED** *Gayleen Henderson*  
 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.