

FEE \$10.00

PERMIT # 13252



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 2805 Village Park
 PROPERTY TAX NO: 2943-003-45-027
 SUBDIVISION: Village Park
 PROPERTY OWNER: Blue Star
 OWNER'S PHONE: 255-8853
 OWNER'S ADDRESS: 2350 rd
 CONTRACTOR NAME: D&R Fence
 CONTRACTOR'S PHONE: 574-1826
 CONTRACTOR'S ADDRESS: Delta
 FENCE MATERIAL & HEIGHT: 4' cedar

PLOT PLAN

See Attached

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 28 1/4 Rd fences _____ from center of ROW, whichever is greater.
 have to be 4' open space style Side _____ from PL Rear _____ from PL
 and fence from 28 1/4 to house

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 Don [Signature]
 Community Development's Approval Michelle [Signature]
 City Engineer's Approval (if required) Laura [Signature]
 ok as noted

Date 8/25/04
 Date 8/31/04
 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)

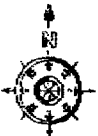
001-003

08/23/2004 MON 12:53 FAX 1 970 245 1452 Blue Star Industries LLC

IF THE BUILDER OR OWNER IS TO VERIFY ALL DETAILS
A CONSULTATION
THEIR BUILDER AND OWNER SHOULD ACCEPTANCE OF THESE TERMS
FACE OF STAIR WELLS BY-EP NAC 10270
1/2" INCH FOR 2 1/2 WALLS AND 3/4" FOR 2 1/2 WALLS
* ENCLOSED BY ARCHITECT. SEE EXHIBIT DRAWING BY OWNER

28 1/4 Rd

BLOCK 1 LOT 27

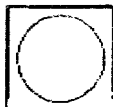


SETBACKS:
FRONT SB TO GARAGE 20' (15' TO HOUSE)
SIDE SB 5'
REAR SB BY GRAND VIEW 25'
REAR SB BY DAWN 20'
REAR SB BY VILLAGE PARK 10'

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

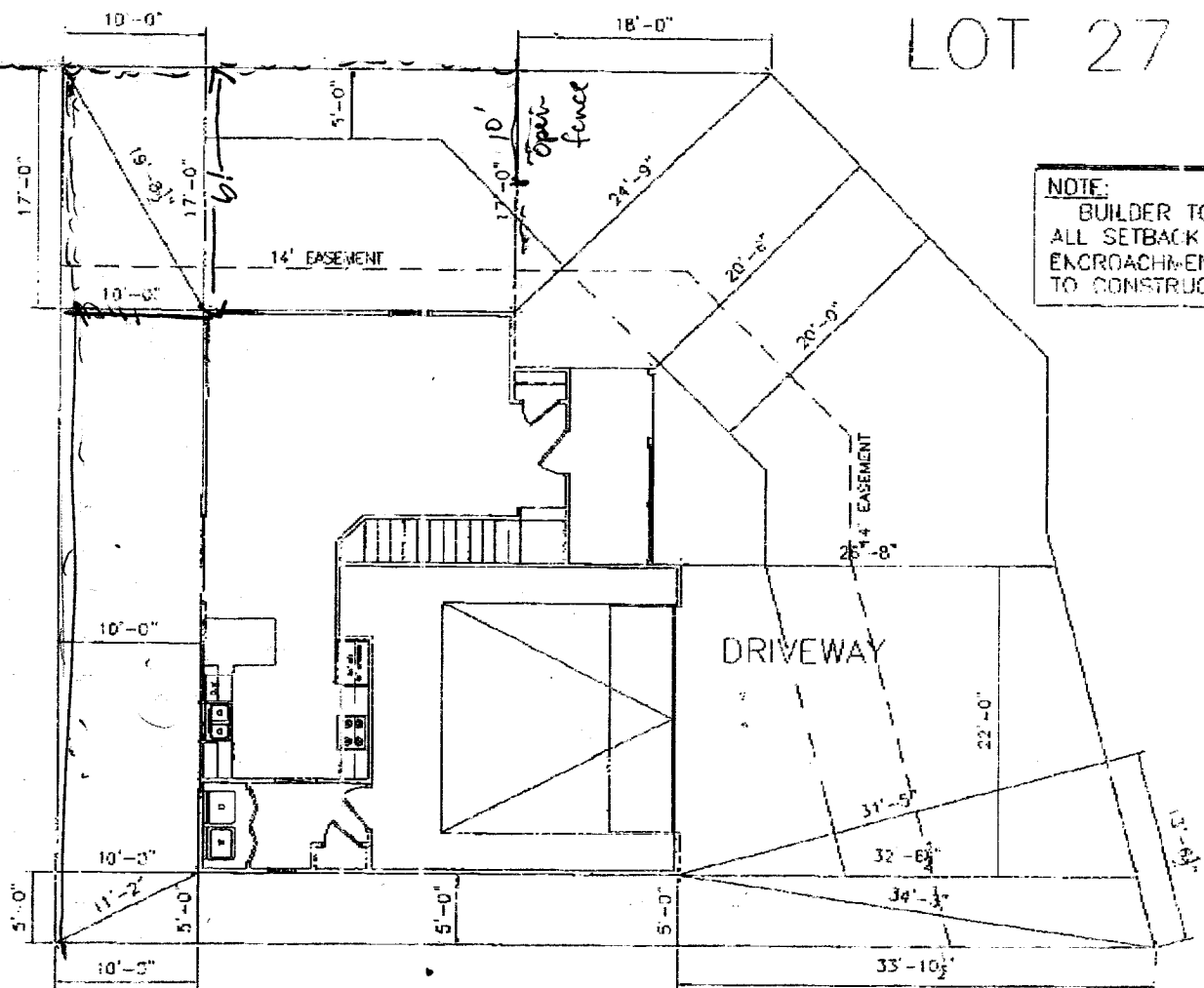
REVISIONS	

ARCHITECT
ARCHITECTURE
1200 VILLAGE PARK DRIVE
GRAND JUNCTION, CO 81505
(970) 241-6285



2805 Village Park
VILLAGE PARK
THE MESA

SITE	



NOTE:
DIMENSIONS PULLED TO BRICK LEDGE.
VERIFY WITH FLOORPLAN

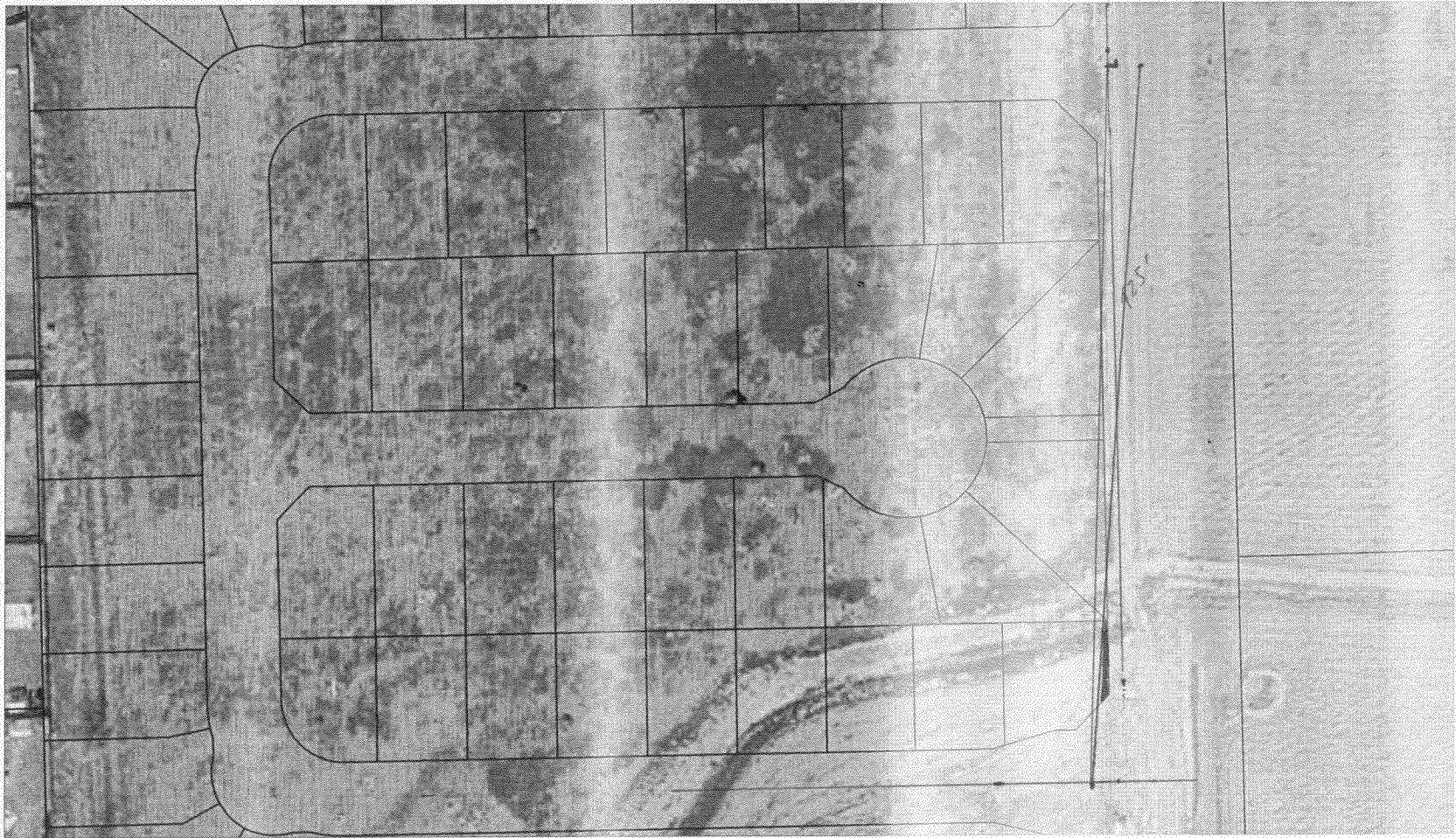
THE MESA

Village Park DR.

SITE PLAN INFORMATION	
STREETS	VILLAGE PARK
LOT NUMBER	27
BLOCK NUMBER	1
STREET ADDRESS	2805 VILLAGE PARK DRIVE
COUNTY	WELD
SECTION NO. & CT.	7
AREA SQFT	13255 SQ FT
STIPPLED INFO	WELL P
	ROAD RT

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

2805 Village Park Drive



SCALE 1 : 1,200

