

FEE \$10.00

PERMIT # 12927



2

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: <u>2816 1/2 Village Park dr.</u>	Plot PLAN <i>see attached</i>
PROPERTY TAX NO: <u>2943-063-44-008</u>	
SUBDIVISION: <u>Village Park dr.</u>	
PROPERTY OWNER: <u>Brian Dore</u>	
OWNER'S PHONE: <u>241-0907</u>	
OWNER'S ADDRESS: <u>881-24rd.</u>	
CONTRACTOR NAME:	
CONTRACTOR'S PHONE:	
CONTRACTOR'S ADDRESS:	
FENCE MATERIAL & HEIGHT: <u>6' - Cedar</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 _____ 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 Gerald Dore Date 5-28-04
 Community Development's Approval Payleen Henderson Date 5-28-04
 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)

IS THE RESPONSIBILITY OF THE L... R OWNER TO VERIFY ALL DETAILS
 NO DIMENSIONS PRIOR TO CONSTRUCTION
 OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHER WISE NOTED.
 WALLS ARE DRAWN AS 1/2" THICK FOR 2x4 WALLS AND 5/8" FOR 2x6 WALLS
 THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS
 OR ENGINEERING DATA.

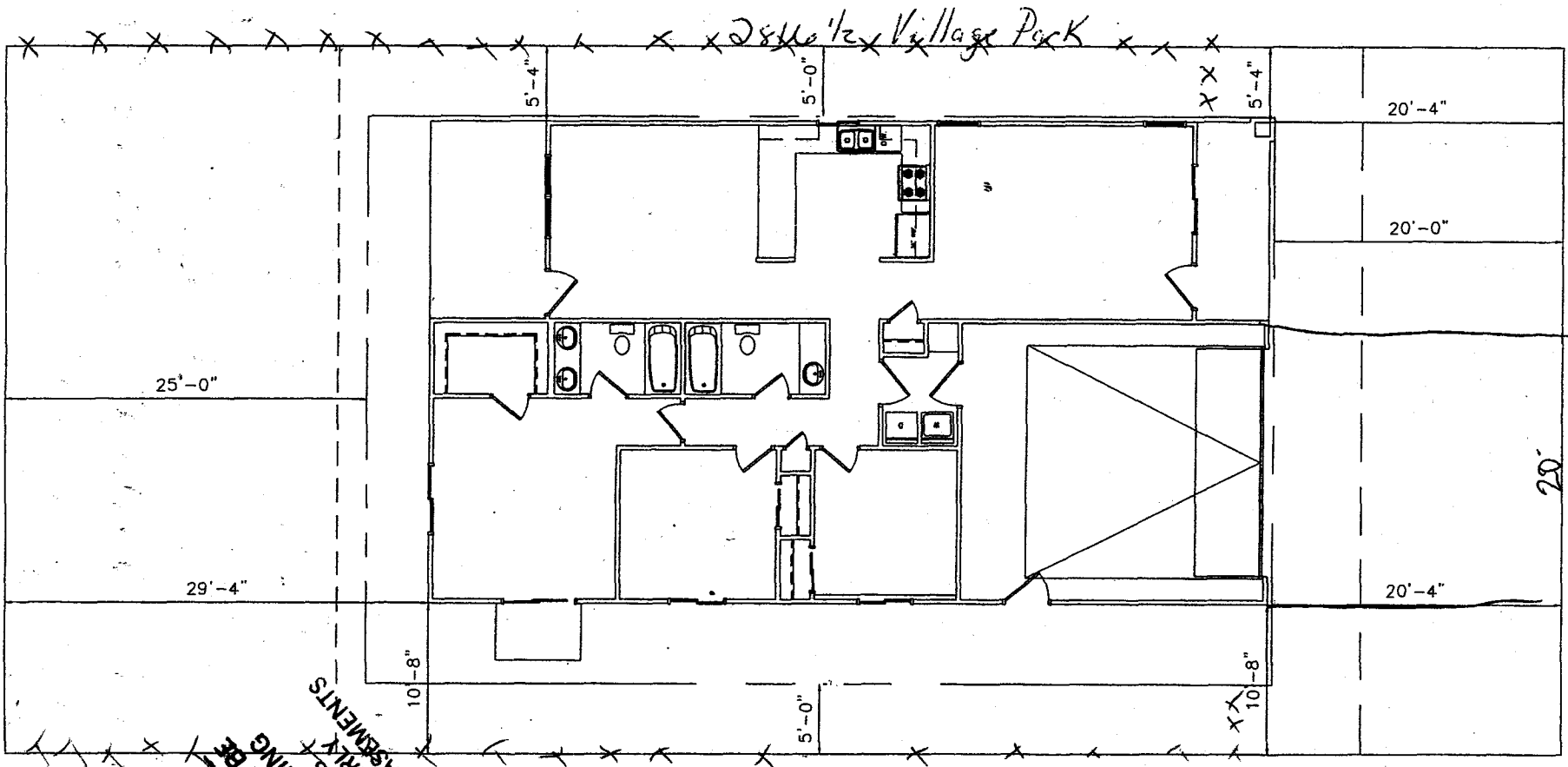
BLOCK 5

LOT 8

5407 sf

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'

BL
W
 2/5/04



2816 1/2 VILLAGE PARK DRIVE

ACCEPTED 2/5/04
 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.
 MR. SPENCER LINES

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

THE CHAMBERLAIN