

FEE \$10.00

PERMIT # 13251



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: <u>2824 mende</u>	PLOT PLAN <i>See Attached</i>
PROPERTY TAX NO: <u>2943-063-45-009</u>	
SUBDIVISION: <u>Village Park</u>	
PROPERTY OWNER: <u>Blue Star</u>	
OWNER'S PHONE: <u>255 8853</u>	
OWNER'S ADDRESS: <u>2350 rd</u>	
CONTRACTOR NAME: <u>D&R Fence</u>	
CONTRACTOR'S PHONE: <u>874-1826</u>	
CONTRACTOR'S ADDRESS: <u>Delta</u>	
FENCE MATERIAL & HEIGHT: <u>4' 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 PO SETBACKS: Front 20' from property line (PL) or
 SPECIAL CONDITIONS Fences Along 28 1/4 Rd from center of ROW, whichever is greater.
Shall be 4' open space Side 0' 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 *Don R...* Date 8/25/04
 Community Development's Approval *Tisha Aragon* Date 8/31/04
 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)

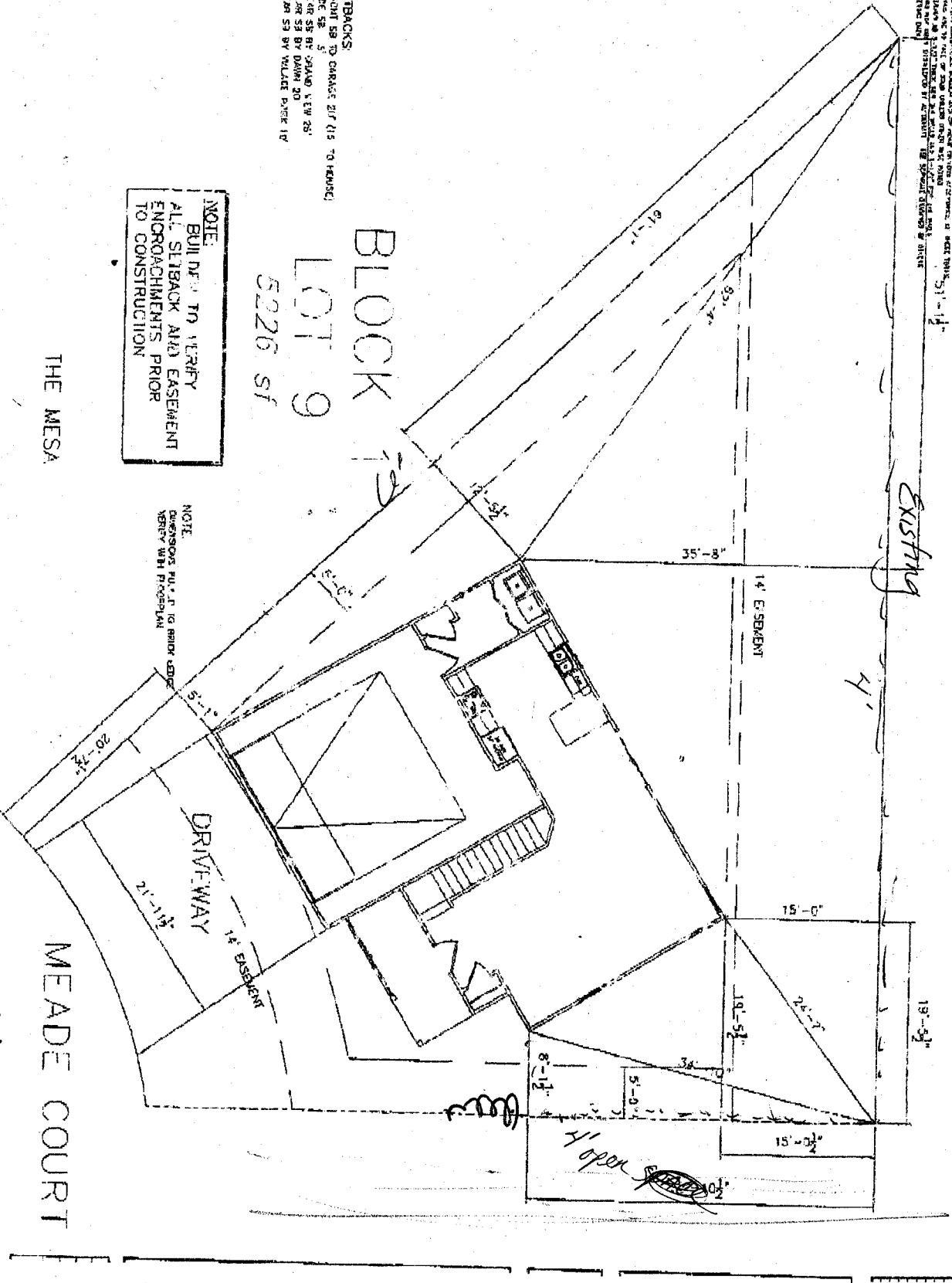
NOTE:
1. ALL DIMENSIONS ARE TO THE CENTER OF CURVE UNLESS OTHERWISE NOTED.
2. USE OF THIS PLAN CONSTITUTES AN ACKNOWLEDGMENT OF THE EXISTING CONDITIONS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS OF WAY FROM THE ADJACENT PROPERTY OWNERS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS OF WAY FROM THE ADJACENT PROPERTY OWNERS.
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SETRACKS:
FRONT SB TO GARAGE 20' 0" TO HOUSE
SIDE SB 5'
REAR SB BY GARAGE 15' 0"
REAR SB BY DRIVEWAY 20'
REAR SB BY WILSON DRIVE 10'

BLOCK 7
LOT 9
5226 sf

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

NOTE:
DIMENSIONS PLUS 4" TO BRIDGE CENTER
VERIFY WITH FLOORPLAN



THE MESA

MEADE COURT

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