

FEE \$10.00

PERMIT # 13794

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 359 Teegan Ct. Grand Jct 81503
Property Tax No: 2945-192-28-001
Subdivision: Canyon Rim
Property Owner: Michael Antonucci / Shannon Antonucci
Owner's Telephone: (970) 241-0493
Owner's Address: 359 Teegan Ct
Contractor's Name: Dave Bagg
Contractor's Telephone: 254-2222
Contractor's Address:
Fence Material & Height: 4ft. / cedar

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-2
SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS
Side 0' from PL Rear 0' 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 Shannon Antonucci Date
Community Development's Approval C. Jay Hall Date 6/17/05
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)

Daylan Hudson
4-16-04

DATE: 7-15-04
BY: DAYLAN HUDSON
CHECKED: KATHY L. HARRIS
SCALE: 1/8" = 1'-0"
SHEET: 01 OF 02

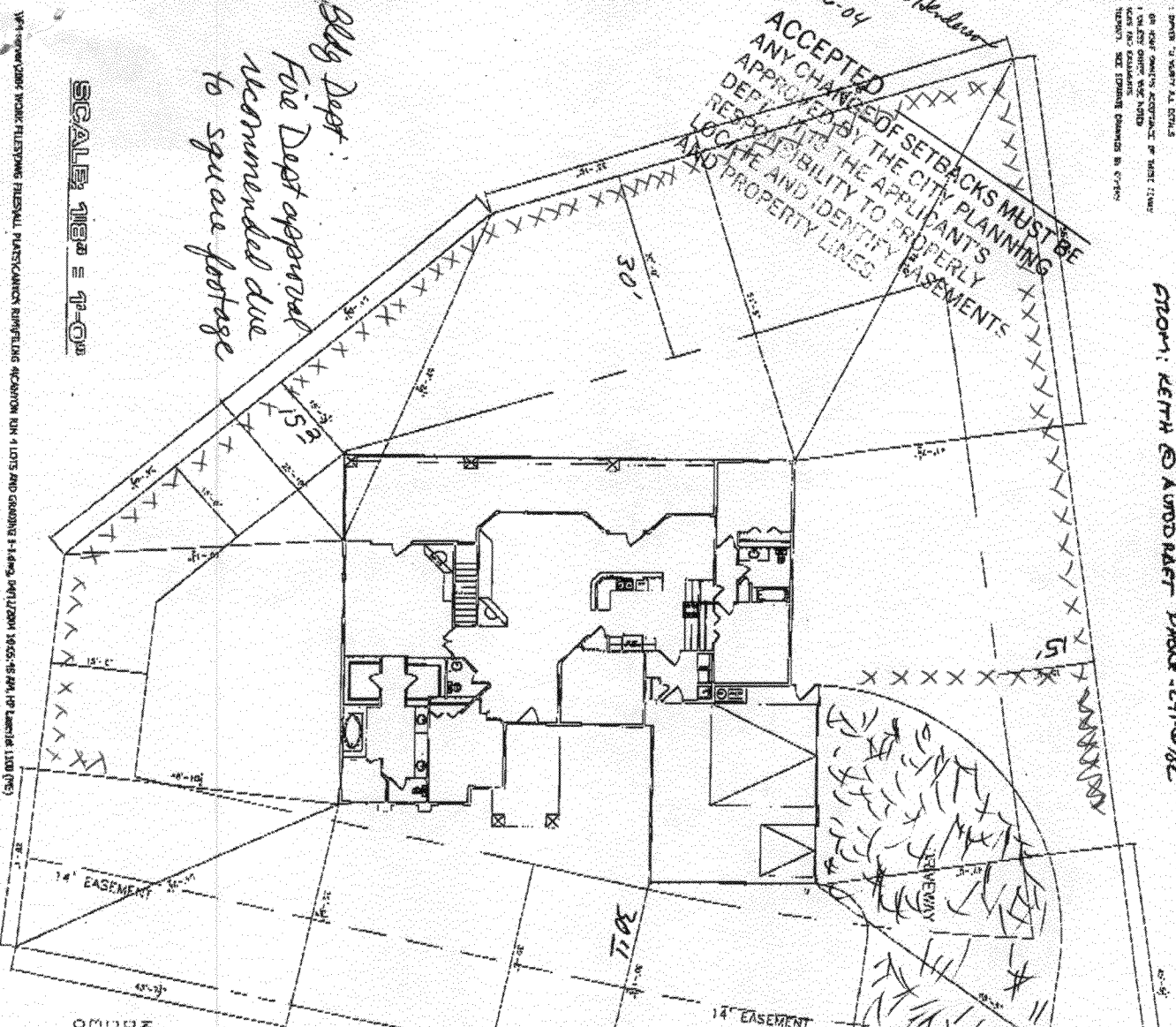
TO MIKE FAX # 243-3145
FROM: KATHY @ AUTODRAFT PHONE 241-0782

ACCEPTED
ANY CHANGES OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY BASEMENTS
AND PROPERTY LINES.

*Blgg Dept:
Fire Dept approval
recommended due
to square footage*

SCALE 1/8" = 1'-0"

1/8" = 1'-0" SCALE



359 TEEGAN CT.

NOTE:
BUILDER TO VERIFY
ALL SETBACKS AND EASEMENTS
BEFORE COMMENCEMENT OF
CONSTRUCTION

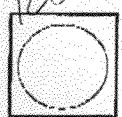
*Drive OK
Back Down
4-12-04*

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

NO.	DESCRIPTION	DATE	BY
1	FOUNDATION	4/12/04	DAYLAN HUDSON
2	FOUNDATION	4/12/04	DAYLAN HUDSON
3	FOUNDATION	4/12/04	DAYLAN HUDSON
4	FOUNDATION	4/12/04	DAYLAN HUDSON
5	FOUNDATION	4/12/04	DAYLAN HUDSON
6	FOUNDATION	4/12/04	DAYLAN HUDSON
7	FOUNDATION	4/12/04	DAYLAN HUDSON
8	FOUNDATION	4/12/04	DAYLAN HUDSON
9	FOUNDATION	4/12/04	DAYLAN HUDSON
10	FOUNDATION	4/12/04	DAYLAN HUDSON

SHEET 5

B & P CUSTOM HOMES
THE ANTONIUCI RESIDENCE



Auto DRAFT
CONSULTANTS ARCHITECTS ENGINEERS
GRAND JUNCTION, CO (970) 241-8782

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