

FEE \$10.00

PERMIT # 14764

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 376 CARROCK DRIVE
Property Tax No: 2945-192-21-002
Subdivision: CANYON RIM
Property Owner: JACK ANDERSON
Owner's Telephone: 970-254-1471
Owner's Address: 376 CARROCK DRIVE
Contractor's Name: SCOTT STEPHENS
Contractor's Telephone: 257-0501
Contractor's Address:
Fence Material & Height: 4 FT WOOD SPLIT RAIL

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
SPECIAL CONDITIONS
SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater.
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).

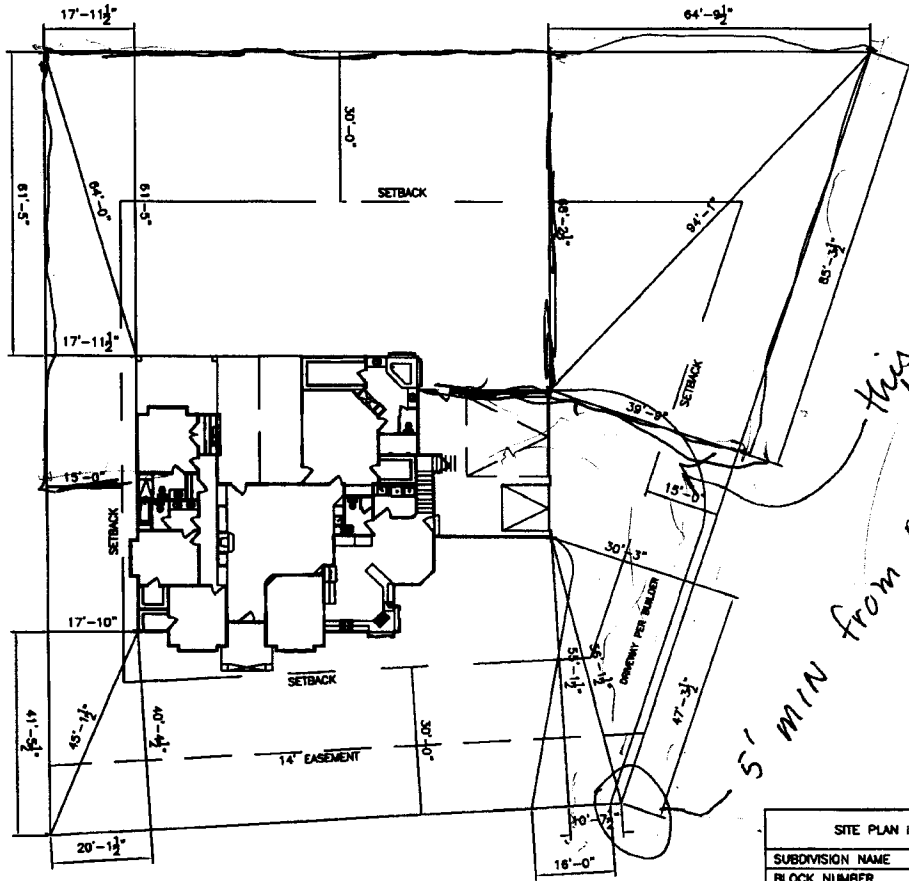
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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.

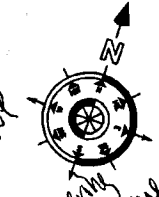
Applicant's Signature [Signature] Date 9-28-05
Community Development's Approval [Signature] Date 9-28-05
City Engineer's Approval (if required) Date

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)

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



**CAPROCK COURT**



*this will have  
 difficult  
 maneuvering  
 a -turnaround*

*5' MIN from propline*

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

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	CANYON RIM- FILING 3
BLOCK NUMBER	2
LOT NUMBER	2
STREET ADDRESS	376 CAPROCK COURT
COUNTY	MESA
HOUSE LIVING SQ. FT.	2683 SF
GARAGE SQ. FT.	739 SF
LOT SIZE	0.499 ACRES (21756.928 SQ. FT.)
SETBACKS USED	FRONT 30'
	SIDES 15'
	REAR 30'

*2-1-05 Daylean Henderson*

**ACCEPTED**  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND PLANT EASEMENTS  
 AND PROPERTY LINES.

*OK  
 Cur  
 11/9/05*

**Auto DRAFT**  
 COMPUTER AIDED DRAFTING  
 GRAND JUNCTION, CO (970) 241-8782

**BENNETT CONSTRUCTION**  
 THE **OUTBACK**  
 376 **CAPROCK**  
 CANYON RIM FIL 3 BOCK 2 LOT 2