

FEE \$10.00

Q

PERMIT # 13629

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2053 Baseline Rd
Property Tax No: 2947-151-52-001
Subdivision: INDEPENDENT'S RANCH
Property Owner: Rex & Paula Kirkland
Owner's Telephone: 970 245-1468
Owner's Address: 2053 Baseline Rd
Contractor's Name: Bennett Const.
Contractor's Telephone: 970-241-0795
Contractor's Address: 687- Curcanti, Cir, Grand Jct, CO 81503
Fence Material & Height: 1x4 Doug Fir (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 PD
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 [Signature] Date 4-13-05
Community Development's Approval C. Faye Hall Date 4/14/05
City Engineer's Approval (if required) Date

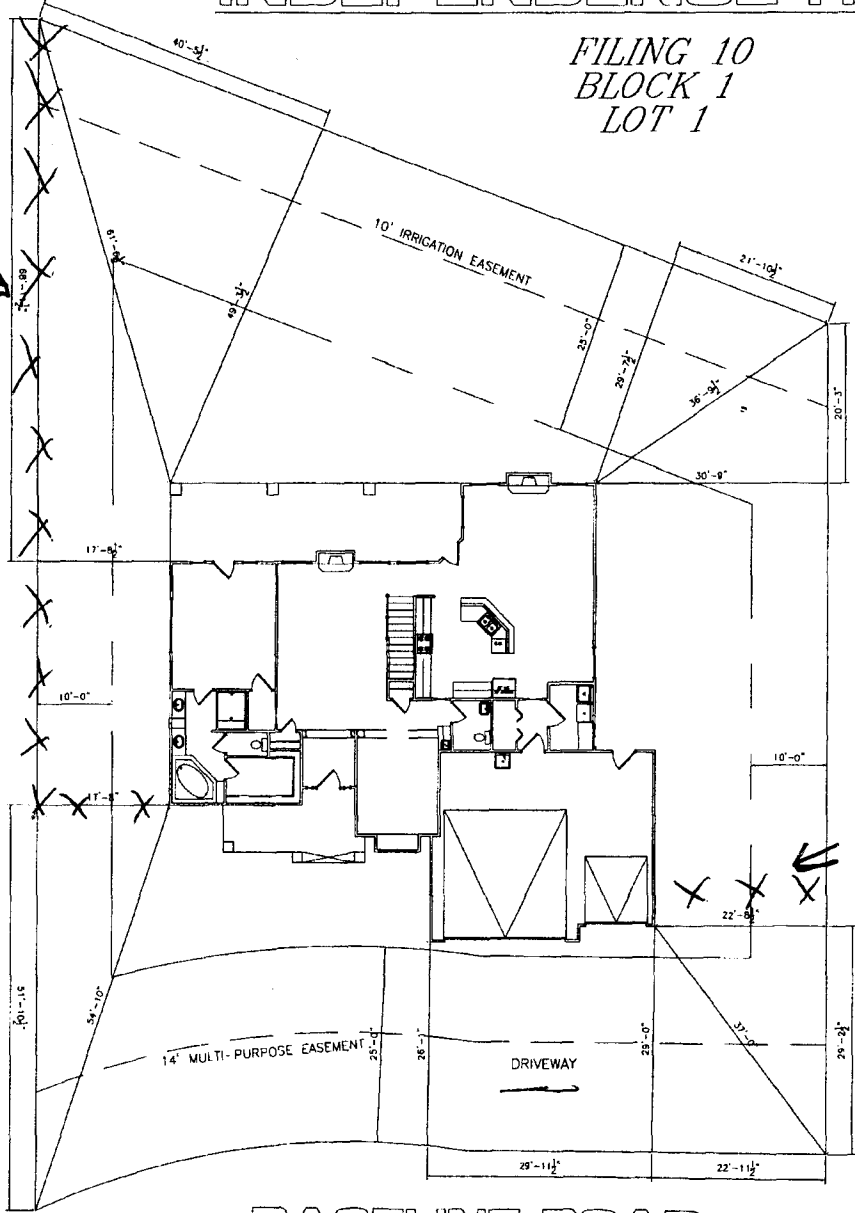
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

ER TO VERIFY ALL DETAILS
 HOME OWNERS ACCEPTANCE OF THESE TERMS
 SSS OTHER WISE NOTED
 AND EASEMENTS
 FT. SEE SEPARATE DRAWINGS BY OTHERS

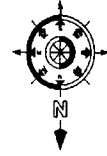
INDEPENDENCE RANCH

FILING 10
 BLOCK 1
 LOT 1



BASELINE ROAD

SCALE: 1/8" = 1'-0"



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

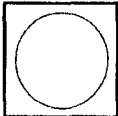
*Review OK
 Built Down
 2-6-04*

SITE PLAN INFORMATION	
SUBDIVISION NAME	INDEPENDENCE RANCH
LOT NUMBER	1
BLOCK NUMBER	1
FILING NUMBER	10
STREET ADDRESS	?
COUNTY	MESA
HOUSE LIVING SQ. FT.	2664
LOT SIZE	305 ACRES (13184.8918 SF)
SETBACKS USED	FRONT 25'
	SIDES 10'
	REAR 25'

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

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

AUTO DRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782



BENNETT CONSTRUCTION
 INDEPENDENCE RANCH
 FILING 10- BLOCK 1, LOT 1

Drawn by
AUTO DRAFT
 FILE SIZE
 DATE
 1-6-04
 SCALE
 1/8" = 1'-0"
 SHEET
SHEET 5

2-11-04 Gayleen Henderson
 ACCEPTED
 ANY ENCROACHMENTS MUST BE
 APPROVED BY THE LOCAL GOVERNMENT
 BEFORE CONSTRUCTION. VERIFY
 LOCAL AND STATE REQUIREMENTS
 AND PREVIOUS EASEMENTS