

FEE \$10.00

PERMIT # 14822

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2072 Raindance Ct
Property Tax No: 2947-151-53-008
Subdivision: Independence Ranch
Property Owner: John Bennett
Owner's Telephone: 234-0808
Owner's Address: 2072 Raindance Ct
Contractor's Name: Canyon Vista Custom Homes
Contractor's Telephone: 234-0808
Contractor's Address: 2072 Raindance Ct
Fence Material & Height: 6' privacy Cedar 4' split rail 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
SPECIAL CONDITIONS
SETBACKS: Front from property line (PL) or 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 John Bennett Date 12-20-05
Community Development's Approval Gayleen Henderson Date 12-20-05
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)

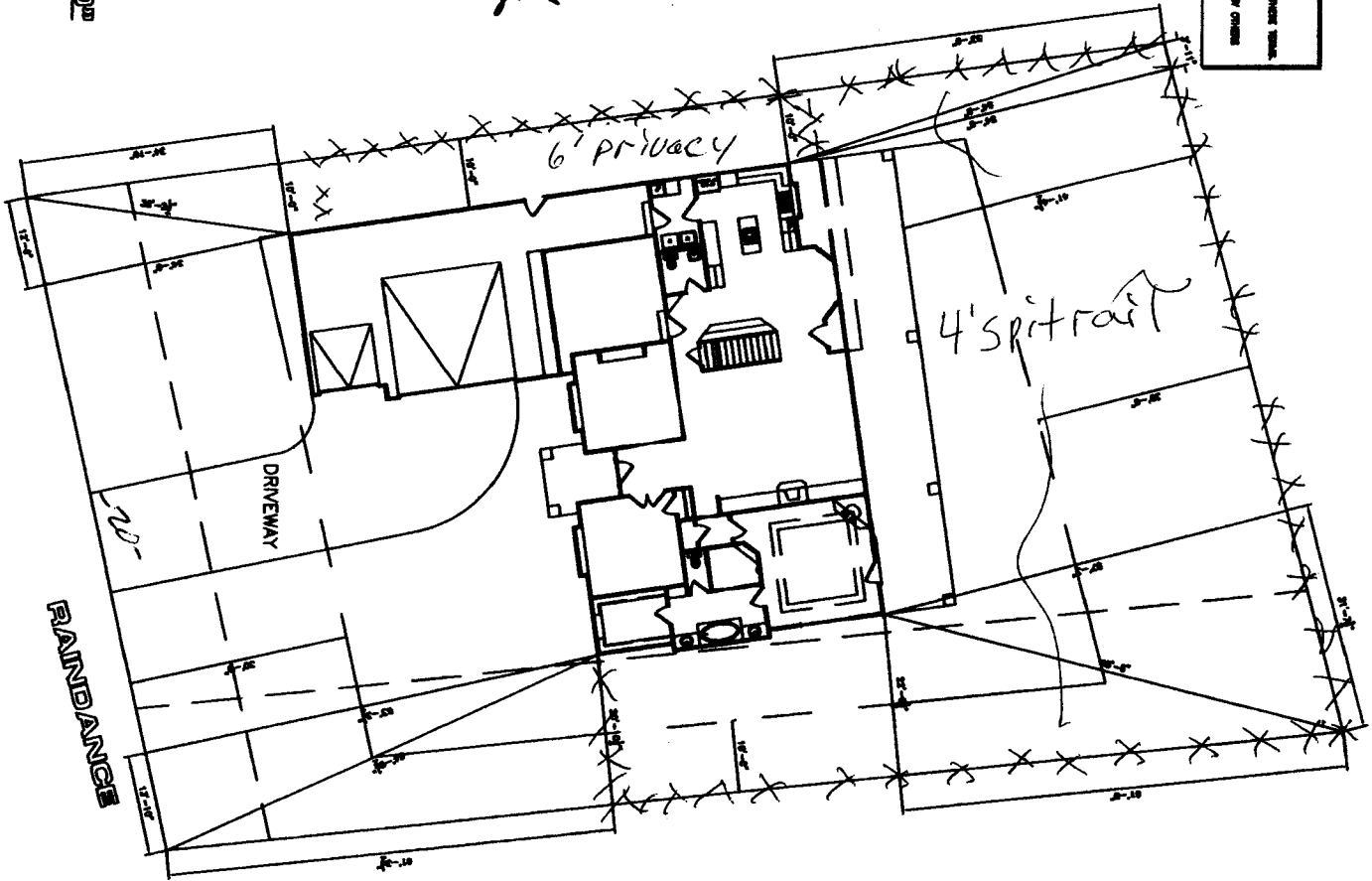
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

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

3-28-05  
ACCEPTED Gaylen Henderson  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO EXACTLY LOCATE AND DEED THE EASEMENTS AND PROPERTY LINES.

50/62/3  
w  
on  
drive

THE CITY ENGINEER SHALL BE RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS SHOWN ON THIS PLAN. THE CITY ENGINEER SHALL NOT BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED BY THE APPLICANT. THE APPLICANT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED BY THE APPLICANT. THE APPLICANT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED BY THE APPLICANT.



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

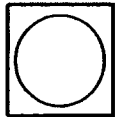
SEE PLAN FOR ALL SETBACKS FROM EXISTING PROPERTY LINES AND EASEMENTS.

SEE PLAN FOR ALL SETBACKS FROM EXISTING PROPERTY LINES AND EASEMENTS.



SHEET 6  
1/8" = 1'-0"  
DATE: 3-28-05

CANYON VISTA CUSTOM HOMES  
2072 RANDANCE CT.



COMPUTER AIDED GRAPHICS  
GRAND JUNCTION, CO (970) 241-6762

REVISIONS