

FEE \$10.00

PERMIT #

14434

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2074 Raindance Ct

Property Tax No: 2947-151-53-007

Subdivision: Independence Ranch

Property Owner: Charles & Andrea Thomas

Owner's Telephone: (970) 248-9372

Owner's Address: 2074 Raindance Ct

Contractor's Name: Chris McCoy CED Fencing

Contractor's Telephone:

Contractor's Address:

Fence Material & Height: Vinyl 5'

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 \_\_\_\_\_ from property line (PL) or

SPECIAL CONDITIONS \_\_\_\_\_ 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 Charles & Andrea Thomas

Date 12-7-05

Community Development's Approval Gayleen Henderson

Date 12-7-05

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)

THOMAS

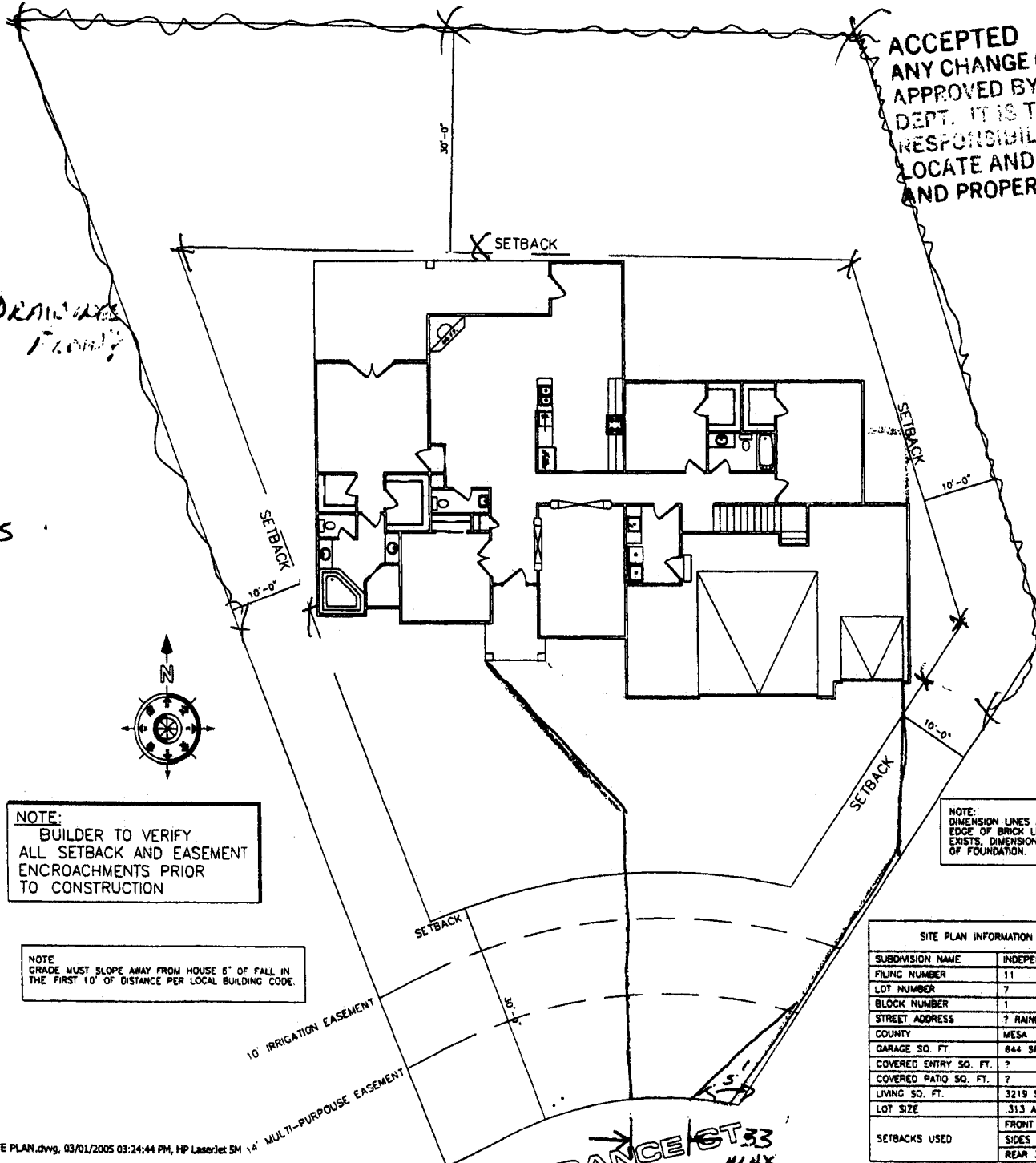
Sheet 3  
plans  
(= 10ft. scale)

THIS  
SITE GRADING / DRAINAGE  
FLOW?

sets of plans  
ite  
roof  
floor

4/14/05  
C. J. J. Hall  
ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

Done OK  
Rick Davis  
4-12-05



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

**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 |                                    |
|-----------------------|------------------------------------|
| SUBMISSION NAME       | INDEPENDENCE RANCH                 |
| FILING NUMBER         | 11                                 |
| LOT NUMBER            | 7                                  |
| BLOCK NUMBER          | 1                                  |
| STREET ADDRESS        | 1 RAINDANCE CT.                    |
| COUNTY                | WESA                               |
| GARAGE SQ. FT.        | 644 SF                             |
| COVERED ENTRY SQ. FT. | ?                                  |
| COVERED PATIO SQ. FT. | ?                                  |
| LIVING SQ. FT.        | 3219 SF                            |
| LOT SIZE              | .313 ACRES                         |
| SETBACKS USED         | FRONT 30'<br>SIDES 10'<br>REAR 30' |

2074  
813.918  
3222.73