

FEE \$10.00

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PERMIT # 14711

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2077 Raindance ct
Property Tax No: 2947151-53-004
Subdivision: Independence Ranch
Property Owner: Ryan Webber
Owner's Telephone: 201-1902
Owner's Address: 2672 Foxen ct
Contractor's Name: Mike Zagrzebski
Contractor's Telephone: (970) 260-9808
Contractor's Address: 695 25 Rd.
Fence Material & Height: 6' stucco / concrete

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 20' from property line (PL) or
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).

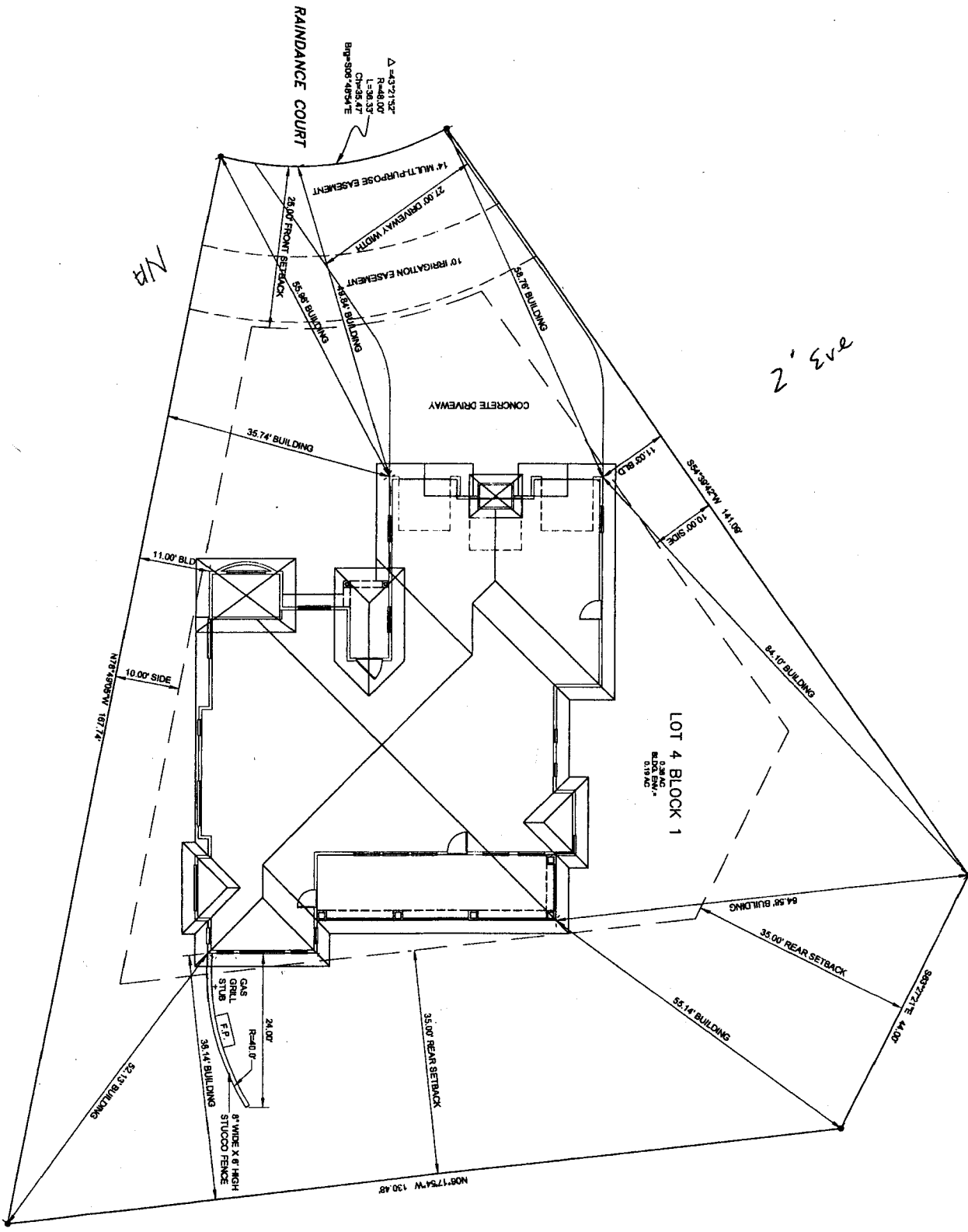
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 [Signature] Date Sept 14, 05
Community Development's Approval [Signature] Date 9/13/05
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)



N/A

2' Eve



C1

SHEET NO. 1 OF 1

A CUSTOM HOME FOR:
WEBBER RESIDENCE
2077 RAINDANCE CT
GRAND JUNCTION, CO 81503

SITE PLAN

CJ's DESIGN & DRAFTING
RESIDENTIAL • CUSTOM • REMODEL • ADDITIONS
PHONE: OFFICE-970-623-8347 CELL-970-640-1927
EMAIL: CMESTASDRAFT@YAHOO.COM

NO.	REVISION	DATE