

FEE \$10.00

Q

PERMIT # 13860

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2505 Van Buren Ave.
Property Tax No: 2945-032-99-018
Subdivision: Colonial Heights
Property Owner: Felecia Glover / Raymond E. Bishop
Owner's Telephone: (970) 260-8258 / (970) 319-8529
Owner's Address: 2505 Van Buren Ave.
Contractor's Name:
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: 6" cedar dog ear fencing

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 RMF-5
SPECIAL CONDITIONS
SETBACKS: Front 20' from property line (PL) or
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).

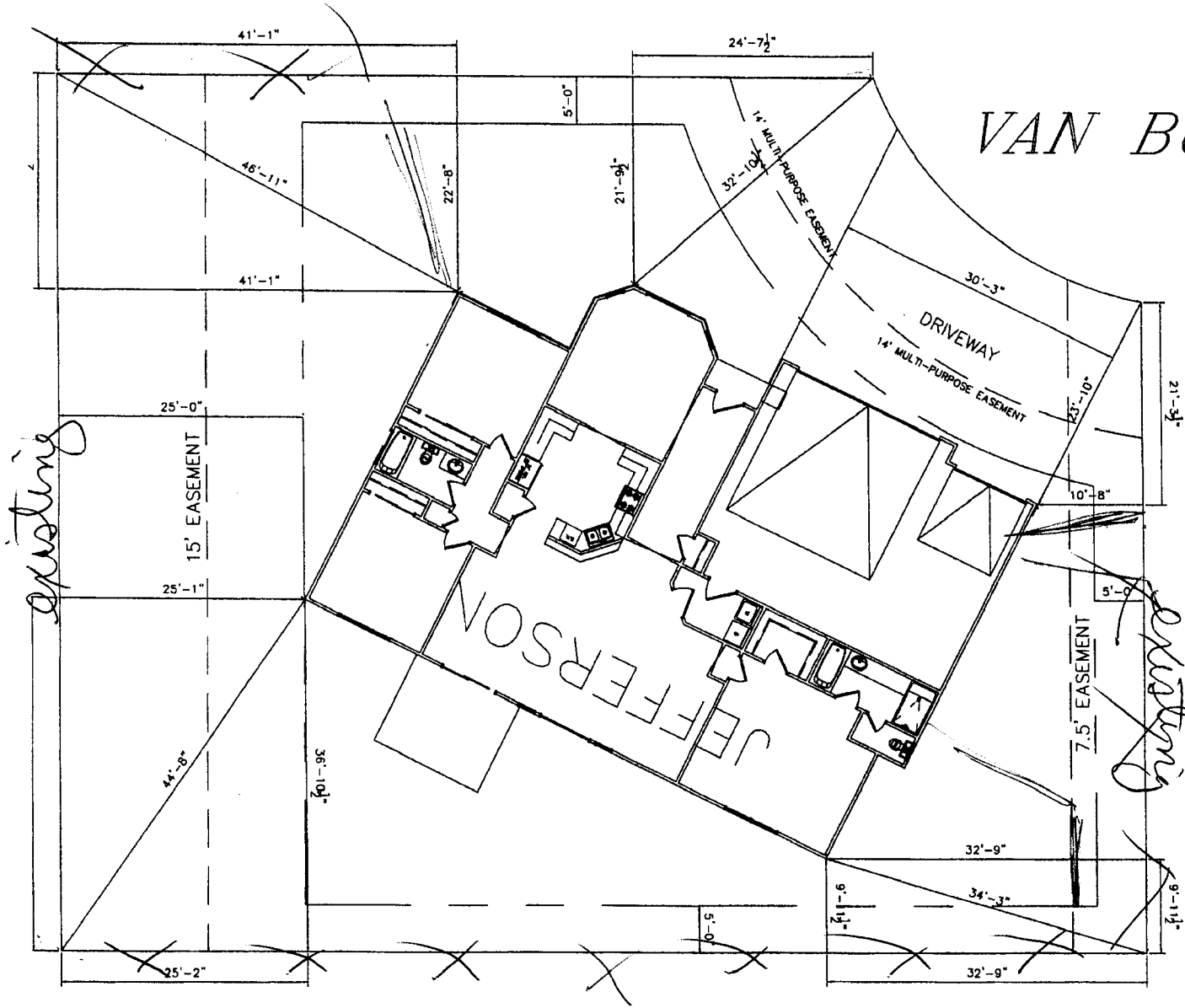
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is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

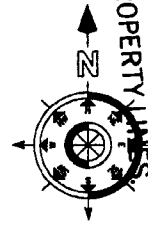
Applicant's Signature [Signature] Date 7/20/05
Community Development's Approval C. Jay Hall Date 7/20/05
City Engineer's Approval (if required) Date

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)



VAN BUREN AVE



ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 LOCATED AND IDENTIFY EASEMENTS
 AND PROPERTY LINES
 CITY PLANNING
 10/27/04

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING

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

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS- FILING 3
LOT NUMBER	18
BLOCK NUMBER	1
STREET ADDRESS	2505 VAN BUREN AVE.
COUNTY	MESA
HOUSE SQ. FT.	1931
LOT SIZE	9805 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 25'

SCALE: 1/16" = 1'-0"