

FEE \$10.00

PERMIT #

13864

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2506 Hayes DR.
 Property Tax No: 2945-032-94-003
 Subdivision: Colonial Heights
 Property Owner: Jose L. Gallegos + Victoria A. Gallegos
 Owner's Telephone: (970) 245-4361
 Owner's Address: 2506 Hayes DR. Grand Junction, Co. 81505
 Contractor's Name: None x
 Contractor's Telephone: _____
 Contractor's Address: _____
 Fence Material & Height: CEDAR - DOG EARED 6" wide x 6" high

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 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 Jose Gallegos Date 7-25-05
 Community Development's Approval Gayleen Henderson Date 7-25-05
 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)

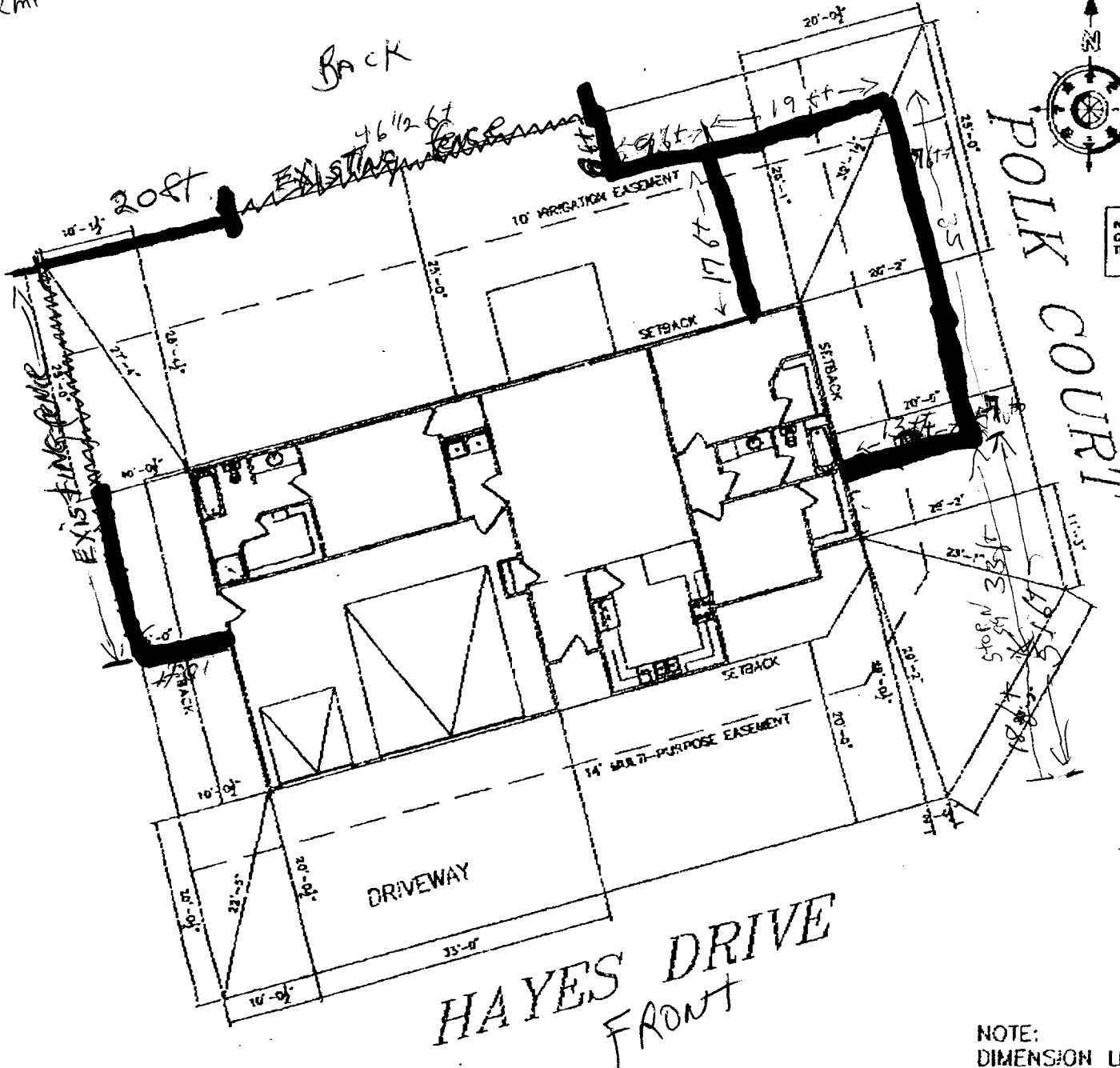
RMF-5

P.06

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SWAN VIEW REALTY

02:03 PM 2005-01-01



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

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

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

SITE PLAN INFORMATION	
SUBDIVISION NAME:	COLONIAL HEIGHTS - PHASE 2
LOT NUMBER:	3
BLOCK NUMBER:	1
STREET ADDRESS:	2506 HAYES DR
COUNTY:	MESA
HOUSE SQ. FT.:	1357 SF
LOT SIZE:	7803 SF
SETBACKS USED:	FRONT 20'
	SIDES 5'
	REAR 20'

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

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