

FEE \$10.00

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PERMIT # 13839

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2606 PARTRIDGE CT. G.J.
Property Tax No: 2701-352-61-002
Subdivision: PARTRIDGE FARM
Property Owner: TOM & TINN PETERS
Owner's Telephone: 314-2253
Owner's Address: SAME
Contractor's Name: SAME
Contractor's Telephone: 261 4303
Contractor's Address: SAME
Fence Material & Height: 6-0 WOOD

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 20' from property line (PL) or
SPECIAL CONDITIONS
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).

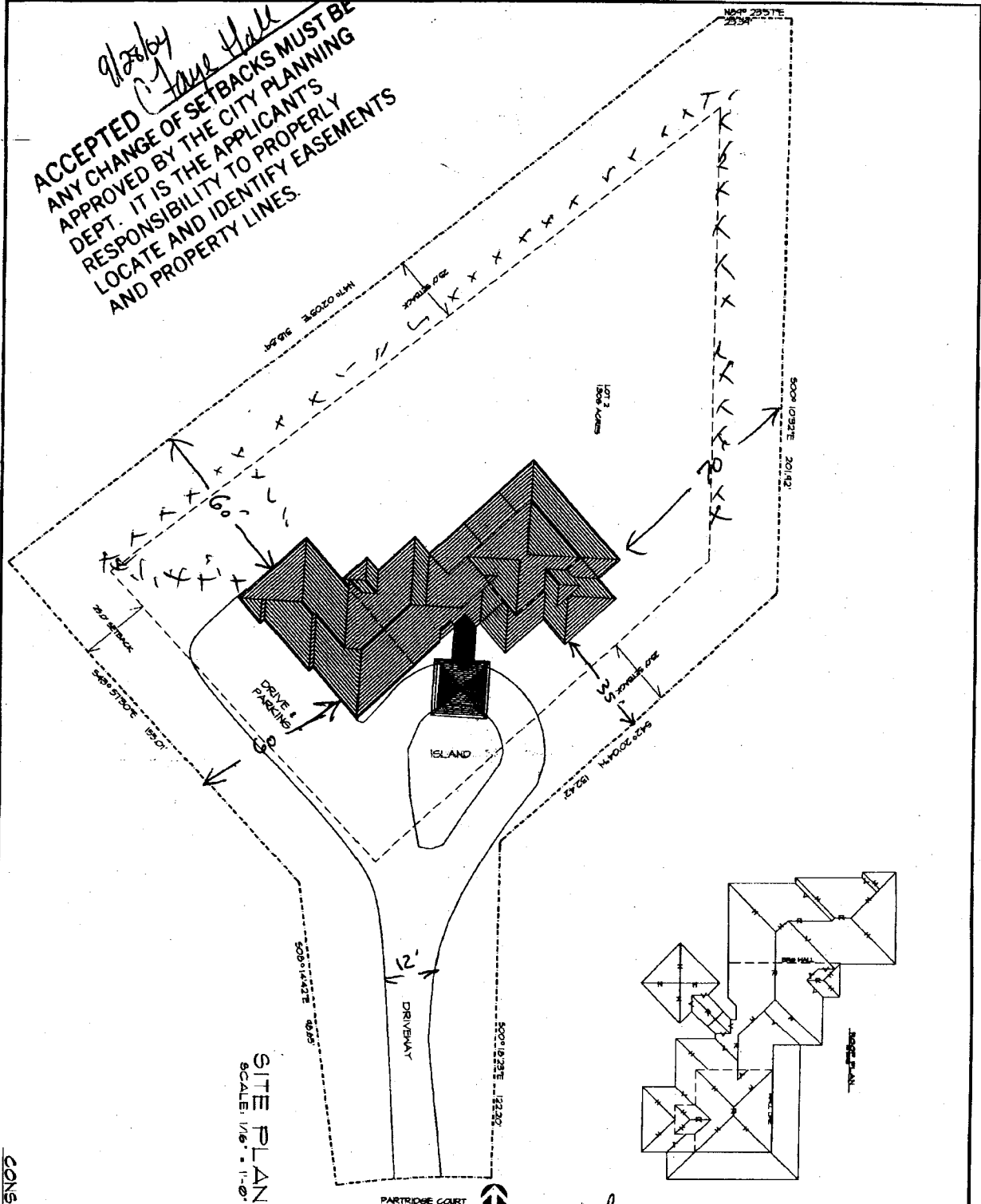
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 7/5/05
Community Development's Approval [Signature] Date 7/5/05
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)

Glasby
Crane Hill
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.



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

CONSTRUCTION DRAWING

drive on the 9/27/04

SHEET NUMBER C1 OF ONE		SCHEMATIC FLOOR PLAN SITE PLAN	PETERS RESIDENCE 2606 PARTRIDGE COURT, PARTRIDGE FARMS SUBDIVISION GRAND JCTN, COLORADO	GENERAL CONTRACTOR: THOMAS PETERS 398 1600 ROAD, DELTA, COLORADO 81416 (970) 261-4898 4303	CHRISTOPHER KRABACHER ARCHITECTURE & ENGINEERING 1157 DUNAY AVENUE GRAND JUNCTION, COLORADO 81509 (970) 243-2527 christopherkrabacher.com
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