

FEE \$10.00

PERMIT #

13505



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2861 Grand Falls Drive
 Property Tax No: 2943-071-22-009
 Subdivision: The Legends, F2
 Property Owner: Daniel Jackson
 Owner's Telephone: 242-6294
 Owner's Address: 2861 Grand Falls Drive
 Contractor's Name: Arrow Handscaping & Fencing, Inc.
 Contractor's Telephone: 970-242-0785 970-640-7463 Cell
 Contractor's Address: 2840 Acain Court, Grand Junction, Co 81503
 Fence Material & Height: Vinyl Privacy 6'

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 <u>PD</u>	SETBACKS: Front <u>20'</u> from property line (PL) or
SPECIAL CONDITIONS _____	_____ from center of ROW, whichever is greater.
_____	Side <u>0'</u> from PL Rear <u>0'</u> 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 2/22/05
 Community Development's Approval [Signature] Date 2/22/05
 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)

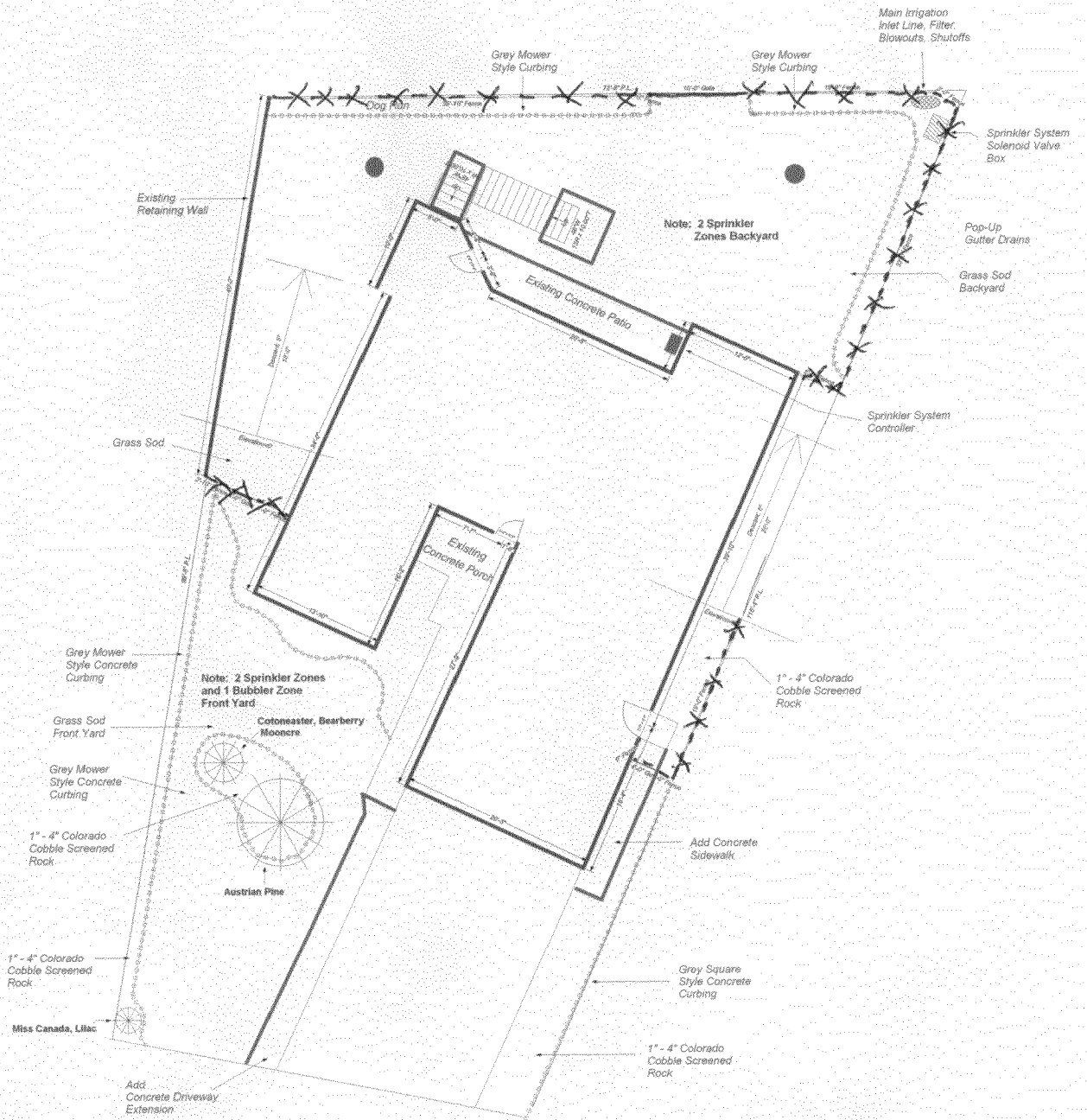
(Yellow: Customer)

(Pink: Code Enforcement)

NOTES:

- 1) All edging will be extruded concrete curbing.
- 2) A minimum of 3.3 oz. Filter/Barrier Fabric will be installed under ground cover.
- 3) The homeowner understands and agrees they are responsible to insure all landscaping is installed in accordance with the Soils Report for the Legends.
- 4) An underground pressurized irrigation system will be installed to all plant material.
- 5) The irrigation system will be designed to 15 GPM maximum usage.
- 6) The homeowner has been informed the domestic water cross connection is recommended for a more reliable irrigation system.
- 7) Prior to planting/putting in lawn, the sprinkler system WILL BE run 2-3 times a day for 1-2 weeks to allow for setting of dry or uncompacted soils.
- 8) Downspout drains will be terminated properly in a drain box at the back of the sidewalk or at a designed drainage channel.

Dan Jackson
 2861 Grand Falls Drive
 242-6294



- Trees:** Austrian Pine
 1 each
- Shrubs:** Cotoneaster, Bearberry Mooncree
 1 each
- Miss Canada, Lilac
 1 each