

FEE \$10.00

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PERMIT # 13704

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 688 Miranda St.
Property Tax No: 2945-032-98-003
Subdivision: Colonial Heights
Property Owner: Matthew B & Christie L. Voss
Owner's Telephone: 970-250-7640
Owner's Address: 688 Miranda St.
Contractor's Name: John Davis
Contractor's Telephone: 970-255-8853
Contractor's Address:
Fence Material & Height: wood 6' privacy fence

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 from center of ROW, whichever is greater.
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 Christie L. Voss Date 4-20-05
Community Development's Approval [Signature] Date 4-20-05
City Engineer's Approval (if required) Date

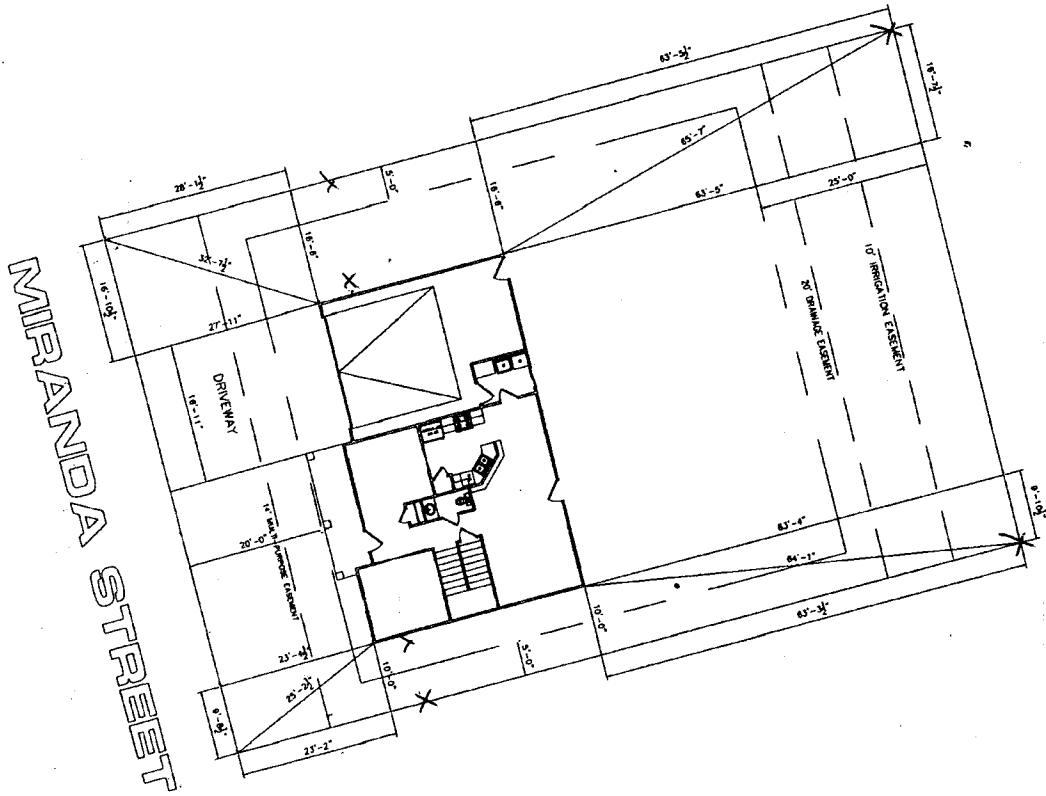
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS
 BEFORE PRIOR TO CONSTRUCTION.
 THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 YOU OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 THIS HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS
 KEEPING DATA.

7-26-04
 ACCEPTED
 Douglas Anderson
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

all
 6/10/04



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

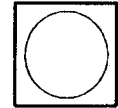
SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS - FLING 2
LOT NUMBER	3
BLOCK NUMBER	3
STREET ADDRESS	688 MIRANDA STREET
COUNTY	MESA
HOUSE LIVING SQ. FT.	2182 SF
LOT SIZE	8927 SF
FRONT	20'
SETBACKS USED	SIDES 3' REAR 25'

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

SCALE: N.T.S.

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

Autodraft
 CONSULTING ARCHITECTS
 GRAND JUNCTION, CO (970) 241-9722



THE VOSS RESIDENCE
 SITE PLAN
 COLONIAL HEIGHTS - FLING 2, BLOCK 5, LOT 3

DATE	5-7-04
SCALE	1/8" = 1'-0"
SHEET	5