

FEE \$10.00

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PERMIT # 13845

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 875 grand vista way
Property Tax No: 2701-2101-36-021
Subdivision: grand vista
Property Owner: Steve Boissonault
Owner's Telephone: 242-1875
Owner's Address: 875 grand vista way
Contractor's Name: Ed Trujillo - Don Hargis
Contractor's Telephone: 970-245-6842
Contractor's Address: 2931 North 42 #35
Fence Material & Height: vinyl 6 Foot

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 RSF-4
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.

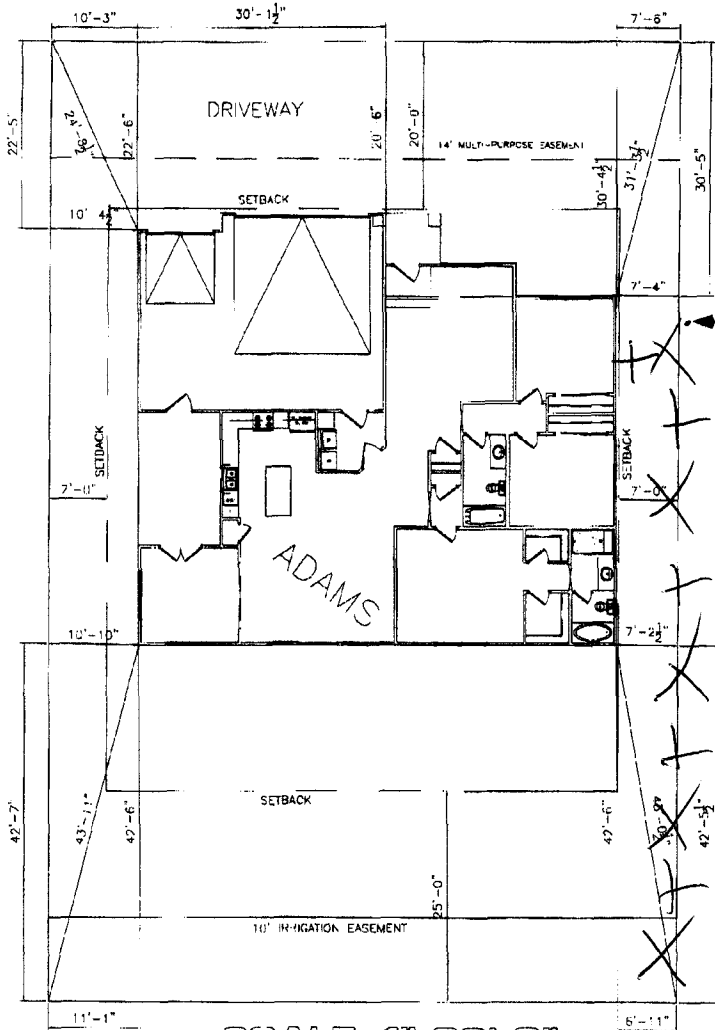
Applicant's Signature [Signature] Date
Community Development's Approval [Signature] Date 7/8/05
City Engineer's Approval (if required) Date

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

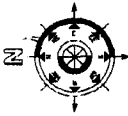
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

UNLESS OTHERWISE NOTED
 DIMENSIONS AND EASEMENTS
 RAFT. SEE SEPARATE DRAWINGS BY OTHERS

GRAND VISTA WAY



DRIVE OK
 12/27/04



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

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 '0' OF DISTANCE PER LOCAL BUILDING CODE.

SITE PLAN INFORMATION	
SUBMISSION NAME	GRAND VISTA- FILING 2
LOT NUMBER	7
BLOCK NUMBER	2
STREET ADDRESS	875 GRAND VISTA WAY
COUNTY	MESA
HOUSE LIVING SQ. FT.	1886 SF
LOT SIZE	8623 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1"=20'-0"

ACCEPTED *Alisa Mason* 12/28/04
 ALL SETBACKS MUST BE
 VERIFIED BY THE CITY PLANNING
 DEPARTMENT TO VERIFY EASEMENTS
 AND PROPERTY LINES.