

FEE \$10.00

PERMIT # 14462

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 235 Frontier St
Property Tax No: 2943 - 294 - 28 - 020
Subdivision: Chipeta Glenn Subdivision
Property Owner: Ron Oldave
Owner's Telephone: 623 9169
Owner's Address:
Contractor's Name: Dependable Landscaping
Contractor's Telephone: 970 640 8408
Contractor's Address: 1752 1/2 Road Fruita Co 81521
Fence Material & Height: 6 ft

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 RSE-4
SPECIAL CONDITIONS Needs to stay out of the site triangle
SETBACKS: Front 20' from property line (PL) or 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.

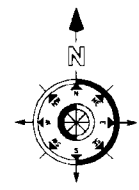
Applicant's Signature [Signature] Date 11/16/06
Community Development's Approval [Signature] Date 11-16-06
City Engineer's Approval (if required) Date

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)

ACCEPTED
 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.

9/14
 10/3/05
 Ryan Hill

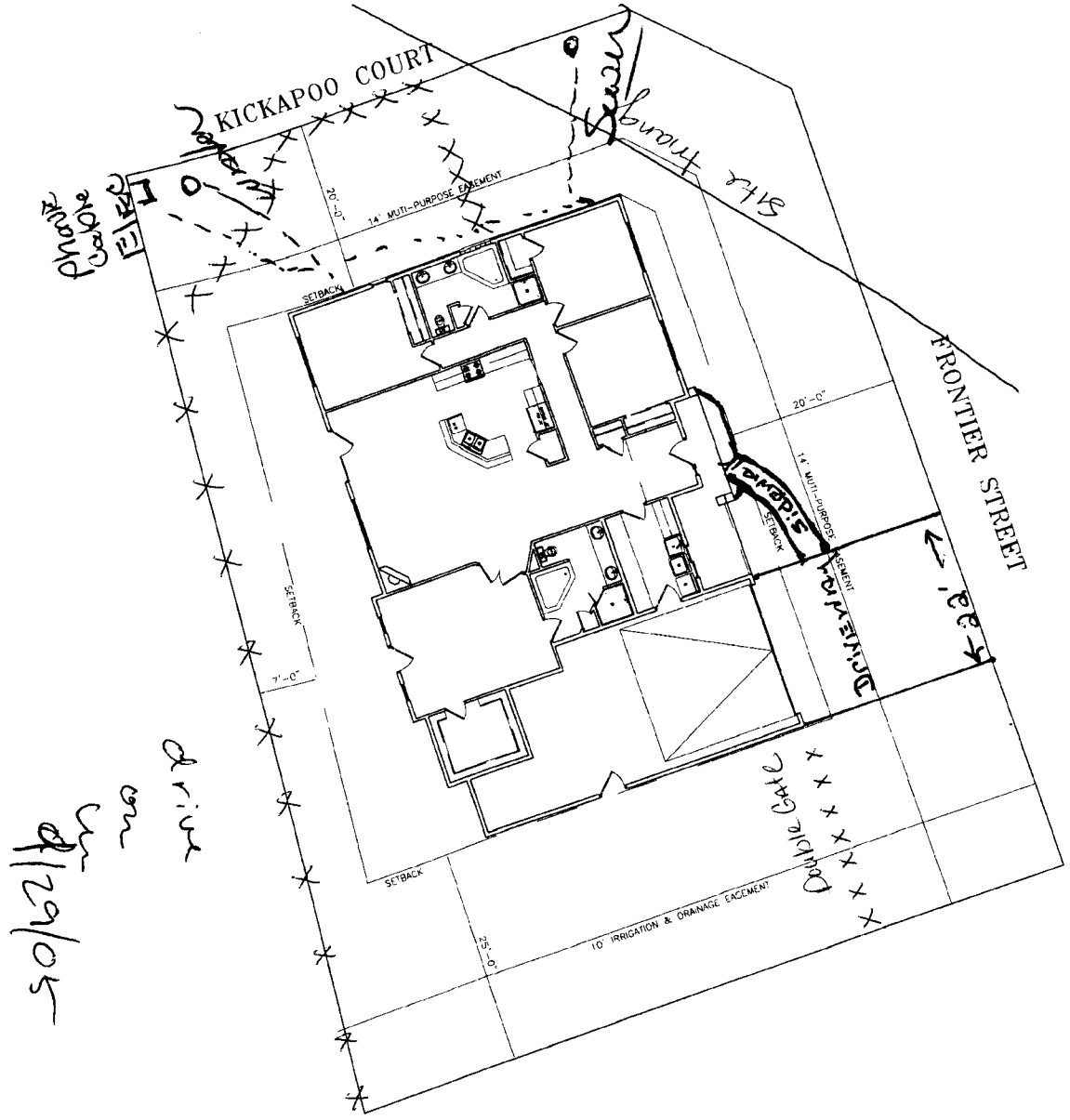


NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

NOTE:
 GRADE MUST BE 5' OFF AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	CHIPETA GLENN
FILING NUMBER	1
LOT NUMBER	20
BLOCK NUMBER	3
STREET ADDRESS	? FRONTIER STREET
COUNTY	MESA
GARAGE SQ. FT.	795 SF
LIVING SQ. FT.	1848 SF
LOT SIZE	9173 SF
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'



drive on
 9/29/05

SCALE: 1" = 20'-0"