

FEE \$10.00

PERMIT # 14642

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 242 Jacob Way
Property Tax No: 2943-293-23-002
Subdivision: Crista Lee
Property Owner: Ron Cogdil
Owner's Telephone: 243-4908
Owner's Address: 242 Jacob Way, Grand Junction, CO 81503
Contractor's Name: Valleywide Fence
Contractor's Telephone: 970-523-8150
Contractor's Address: 2105 East main, Grand Junction, CO 81501
Fence Material & Height: 6' high vinyl 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 RSF-4 SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS Please see letter from Orchard Mesa Irrigation allowing fence on easement without a gate.
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.

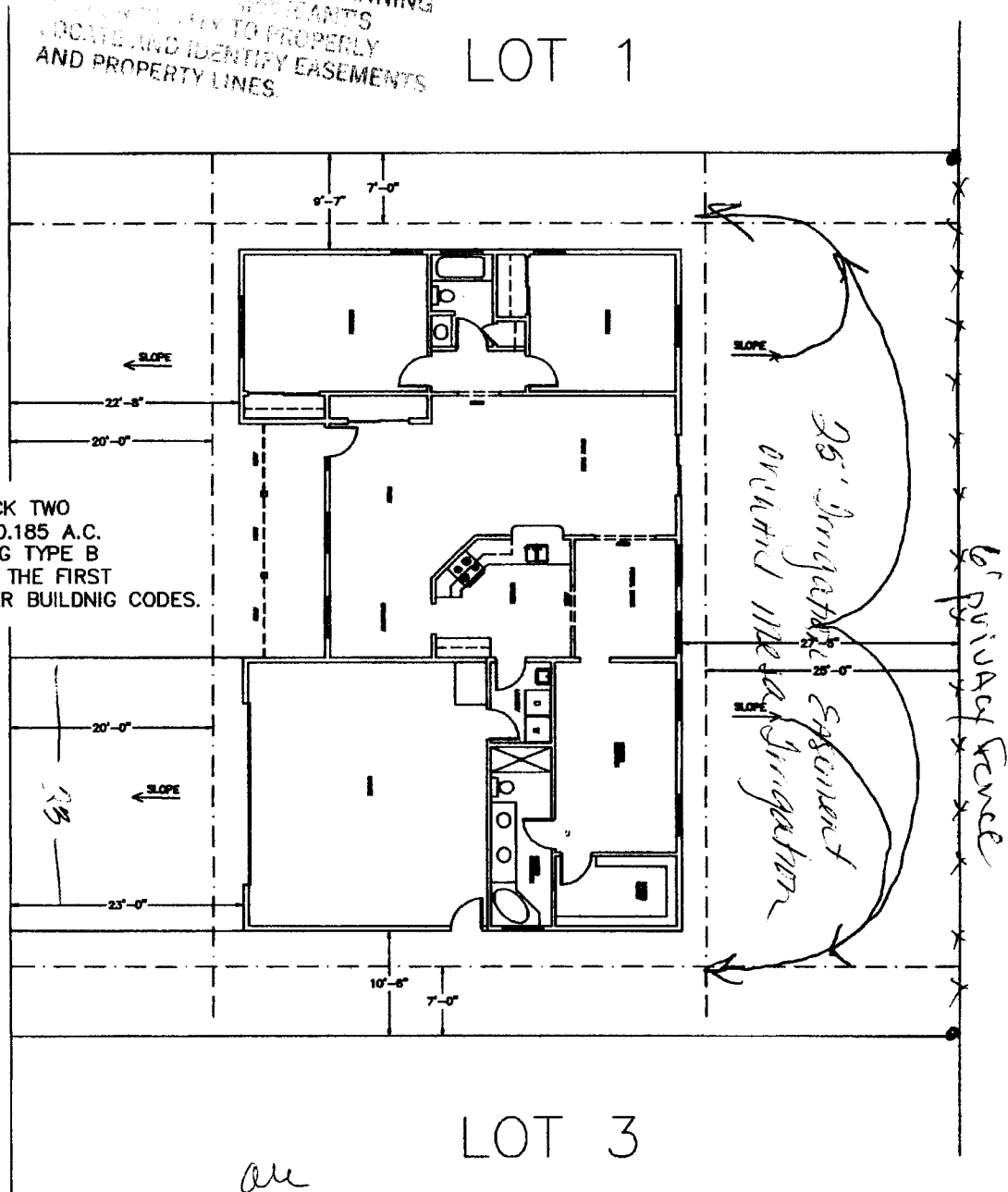
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature Brandon Cooper Date 4/24/06
Community Development's Approval [Signature] Date 4/24/06
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 *W/State Oregon 6/9/04*
 ALL SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. APPLICANTS MUST BE ABLE TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

LOT 1



LOT #2 BLOCK TWO
 8,051 S.F. 0.185 A.C.
 WITH GRADING TYPE B
 0.5' FALL IN THE FIRST
 TEN FEET PER BUILDING CODES.

~~FOUR CORNERS DRIVE~~
~~Jacob way~~

242 Jacob way

LOT 3

○ SITE PLAN
 1/16" = 1' - 0"

Plan C
 lot 2

Orchard Mesa Irrigation District



668 38 Road
Palisade, CO 81526

970-464-7885
FAX 970-464-5928

March 24, 2005

Homeowner
242 Jacob Way
Grand Junction, CO 81503

Re: Encroachment on OMID easement

Crista Lee Subdivision Homeowners:

It has come to our attention that there are various items (including fences) being placed upon the Orchard Mesa Irrigation District's (OMID) easement on the east side of the lots on Jacob Way and Four Corners Drive. Please be advised that the 15' easement is for operation and maintenance purposes for our pressurized, buried pipeline.

Should it become necessary for us to enter upon the easement to work on the buried pipeline located there, we will require any permanent structures to be moved at the owners expense. We will attempt to minimize any intrusion and will, if necessary, enter upon the easement through the front of the lots. We hope to avoid any unnecessary expense and effort for the property owners by sending this letter.

We also wanted to remind you that Colorado law requires you to obtain underground locates if you are digging on the easement. Since this is a pressurized line, please bear that in mind. If you have any questions, please feel free to call us at 464-7885 or contact your developer, Alan Helmick.

Respectfully,

Rita Crumpton, Manager
Orchard Mesa Irrigation District

Xc: Alan Helmick