

FEE \$10.00

PERMIT #

14350

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 303 E. Dakota DR
Property Tax No: 2945-302-07-036
Subdivision: Monument Valley
Property Owner: Stouder
Owner's Telephone: 260-0800
Owner's Address: see above
Contractor's Name: self
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: 4' concrete or concrete block

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 PD SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS 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 [Signature] Date 3/13/06
Community Development's Approval Wendy Spurr Date 3/13/06
City Engineer's Approval (if required) NYA Date

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

(White: Planning)

(Yellow: Customer)

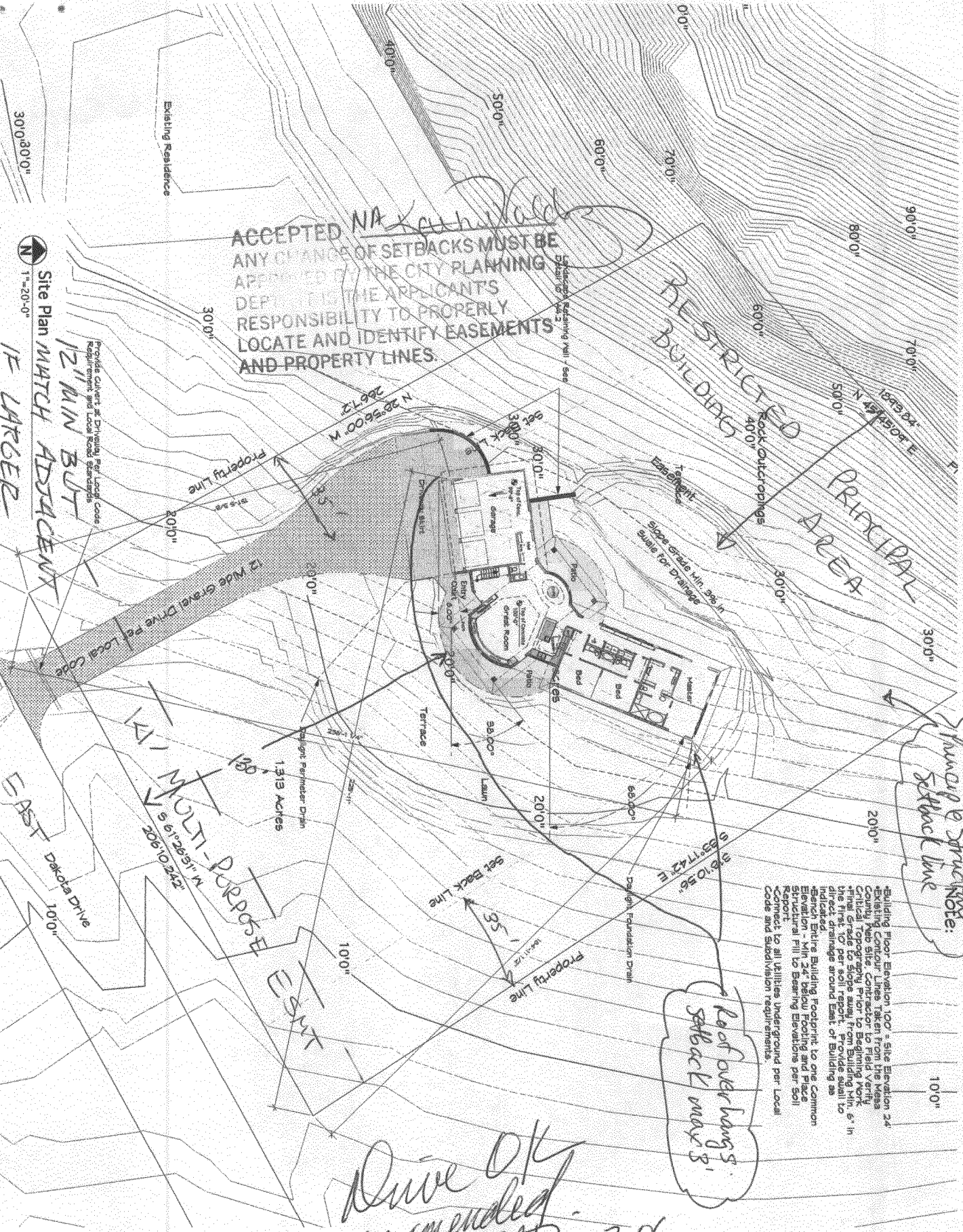
(Pink: Code Enforcement)

Site Plan MATCH ADJACENT IF LARGER

12" MIN BUT PROVIDE CURB AT DRIVEWAY PER LOCAL CODE REQUIREMENTS AND LOCAL ROAD STANDARDS

ACCEPTED NA *Kath Wald*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

RESTRICTED BUILDING PRINCIPAL AREA



Principal Structure Setback Line

Roof overhangs Setback may be 5'

Building Footprint to one Common Elevation - Min 2' below Footing and Place Structural Fill to Bearing Elevations per Soil Connect to all utilities underground per Local Code and subdivision requirements.

Drive OK as amended TRAD 3-7-06

Sheet: A1.1
 Issue
 Akerside Permit: March 2, 2006
 Ray-house Retained - 3/5/06

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