

FEE \$70.00

PERMIT # 14455

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 467 Coos Bay, Grand Jct., CO. 81504
Property Tax No: 2943-162-93-007
Subdivision: Prairie View Subdivision
Property Owner: Lloy Page
Owner's Telephone: 970-263-9683
Owner's Address: 467 Coos Bay, Grand Jct., CO. 81504
Contractor's Name: SELF
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: Cedar & 6'

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 RME-5
SPECIAL CONDITIONS
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).

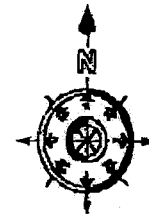
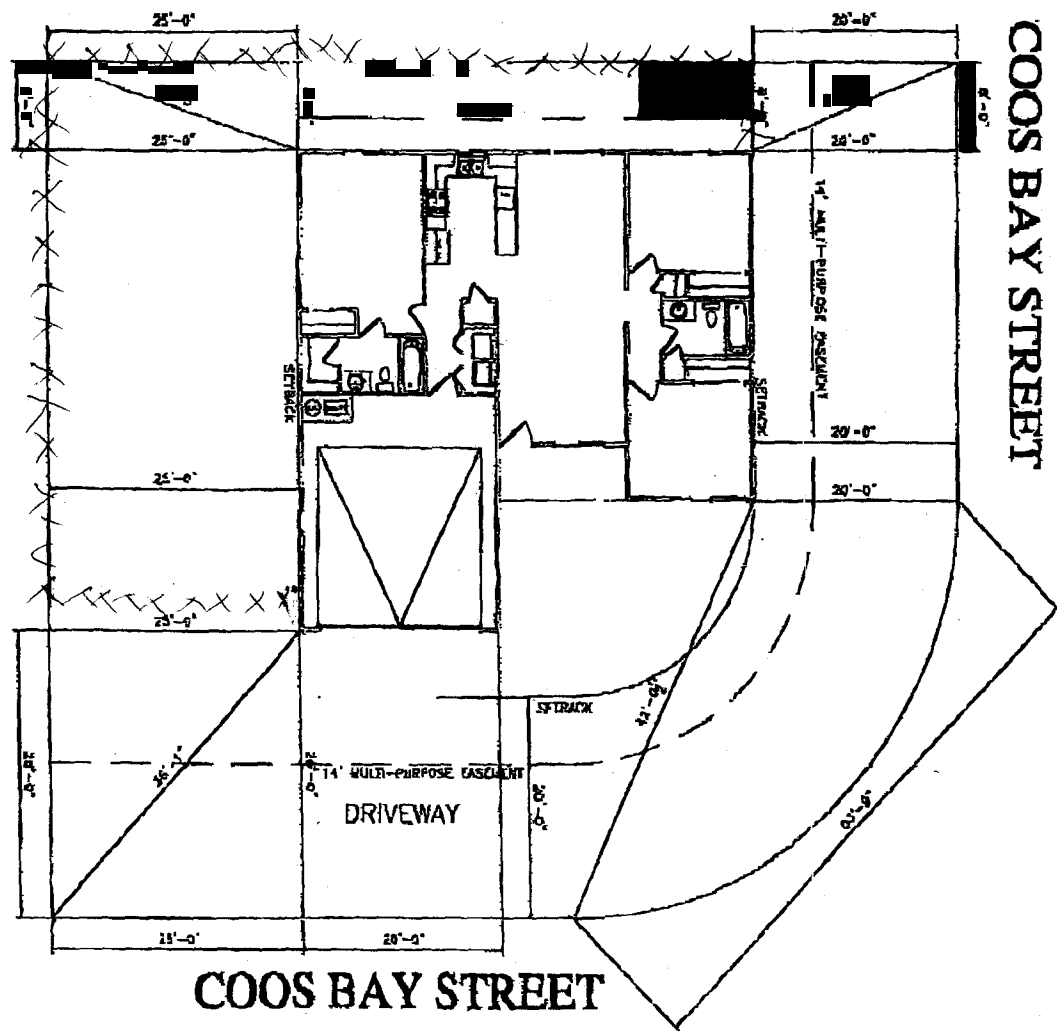
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 Douglas Page & by A. Joyce Date 11-9-06
Community Development's Approval [Signature] Date 11/7/06
City Engineer's Approval (if required) [Signature] 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)



**NOTES:**

1. SEE THE DIMENSIONS OF THE LOTS AS SHOWN IN THIS PLAN. VERIFY ALL SETBACK AND EASEMENT DATA TO DEVELOPER.
2. VERIFY THE PLANNED SETBACKS AND EASEMENTS AGAINST THE LOCAL BUILDING CODE.
3. ALL DIMENSIONS ARE TO THE OUTSIDE OF FOUNDATION UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. THE PLAN SHALL BE VOID WITHOUT THE SIGNATURE AND SEAL OF THE ARCHITECT.

**NOTE:**  
GRADE MUST BE 1/4" PER FOOT AWAY FROM HOUSE 6" OR FALL IN THE NEXT 10' OF DISTANCE PER LOCAL BUILDING CODE.

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

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	PRIVATE VIEW
PLANNING NUMBER	1
LOT NUMBER	7
BLOCK NUMBER	3
STREET ADDRESS	467 COOS BAY STREET
COUNTY	MEGA
CARAGE SQ. FT.	433 SF
LIVING SQ. FT.	1186 SF
LOT SIZE	8710 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 25'

SCALE: 1/16" = 1'-0"

*[Handwritten signature]*  
11/07/06

LOCATIONS AND PLANS

2500 OVERALL PAGES/PINABLE VIEW/PINABLE VIEW 2.000, 60/200A (22/21) (R), HP LAMINAR BLACK