

FEE \$10.00

PERMIT # 13971

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 1251 Santa Clara Grand Jct, CO
Property Tax No: 2945-243-41-003
Subdivision: River Glen Subd
Property Owner: Karen Wright
Owner's Telephone: 970-242-1696
Owner's Address: Same
Contractor's Name: V.W.F
Contractor's Telephone: 970-523-8150
Contractor's Address: 2105 E Main
Fence Material & Height: 6' Privacy

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 RMF-8
SPECIAL CONDITIONS
SETBACKS: Front 20' from property line (PL) or
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 Cheyenne Pallack Date 6/16/06
Community Development's Approval Misha Chagn Date 6/27/06
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)

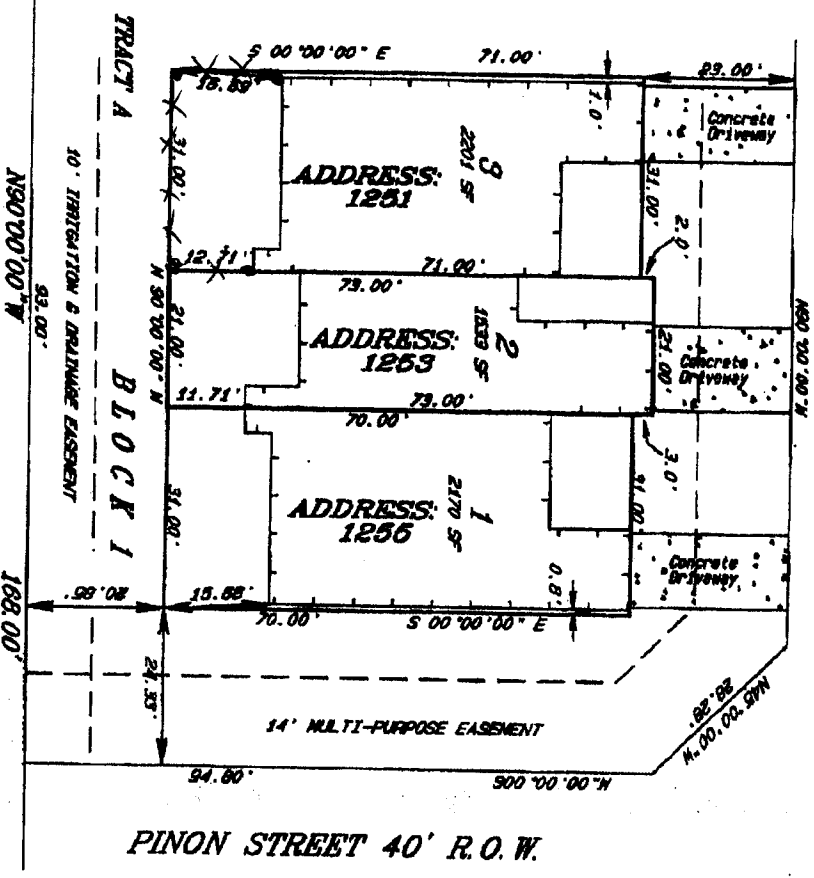
(White: Planning)

(Yellow: Customer)

(Pink: Code Enforcement)

3- PLEX SITE PLAN
LOTS 1, 2 & 3 BLOCK 1
RIVERVIEW SUBDIVISION

SANTA CLARA AVENUE



LOTS
 BUILDING = 5904 SQ. FT.
 = 3873 SQ. FT.

— Building Line

SCALE 1" = 30'



Prepared for:
 GRACE HOMES
 REAL ESTATE & CONSTRUCTION, INC.
 786 VALLEY COURT
 GRAND JUNCTION, CO 81505

3- PLEX SITE PLAN	
1256	1253 & 1251
SANTA CLARA AVE	
GRAND JUNCTION, CO.	
D H SURVEYS INC.	
128 ORCHARD AVE - GRAND JUNCTION, CO	
(PH) 245-0749	
DATE PLOTTED: 06/27/05	

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IN WRITING TO PROPERLY
 RECORD AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

William Meyer
 7/19/05

David R. ...
 6-28-05