

FEE \$10.00

PERMIT # 13899

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 1910 N 12th St Grand Junction, CO 81501
Property Tax No: 2945-122-00-109
Subdivision: FAIRMOUNT
Property Owner: CAMELIA UVELL BERRY REVOCABLE TRUST
Owner's Telephone: 970 242-9281
Owner's Address: 738 RANCH ROAD GRAND JUNCTION, CO 81505
Contractor's Name: JIM JEFFRIES
Contractor's Telephone: 970 263-0111
Contractor's Address: 1960 N. 12th St. Grand Junction, CO 81501
Fence Material & Height: WOOD PICKET, 42"

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 B-2
SPECIAL CONDITIONS
SETBACKS: Front 0' 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.

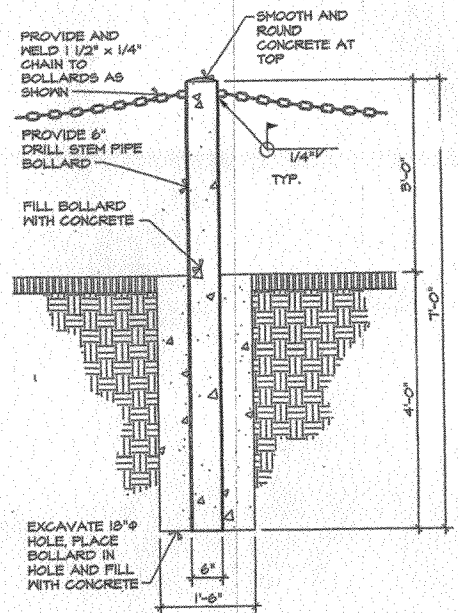
Applicant's Signature [Signature] Date 3/20/06
Community Development's Approval [Signature] Date 3/20/06
City Engineer's Approval (if required) Date

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

(White: Planning)

(Yellow: Customer)

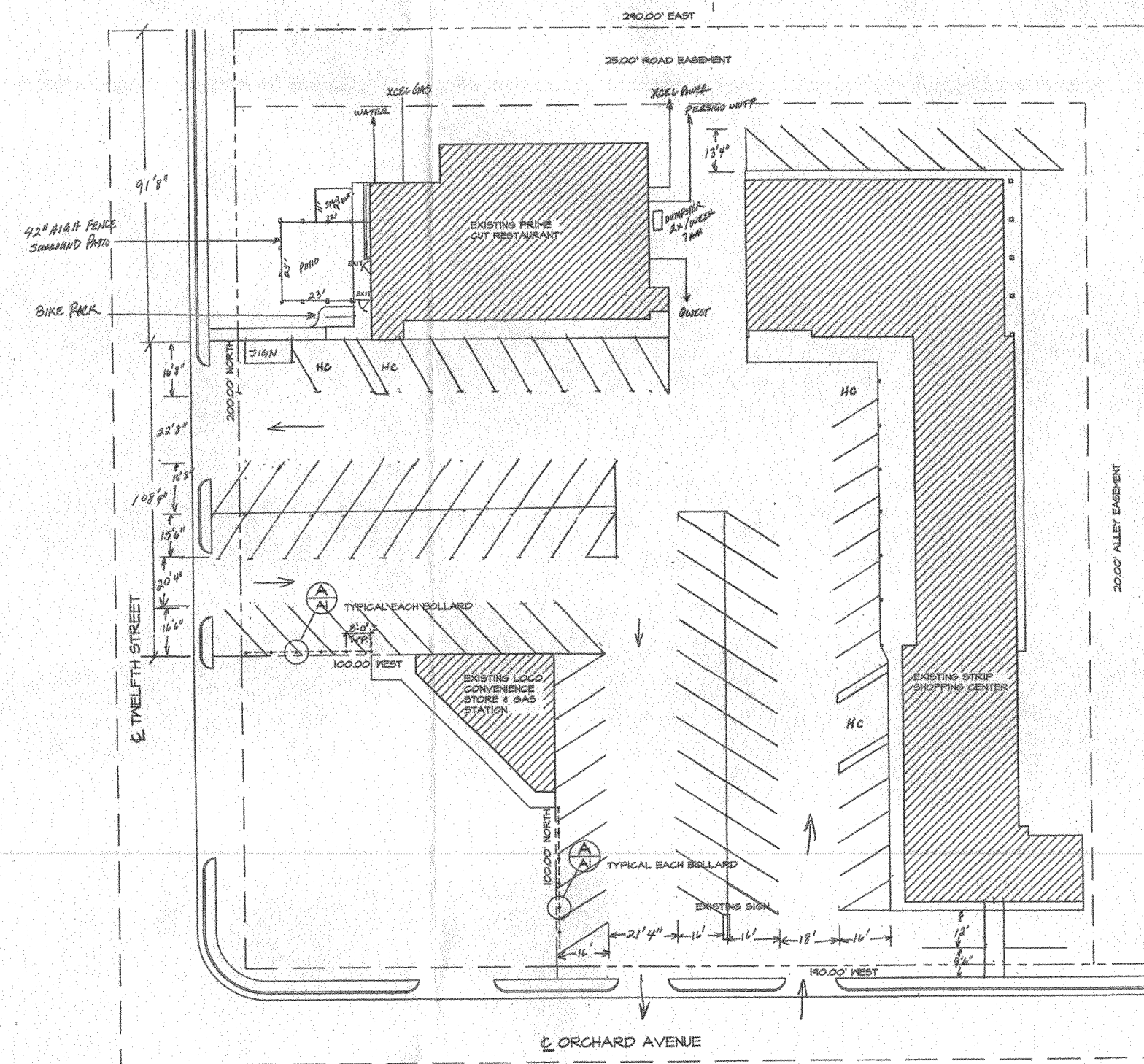
(Pink: Code Enforcement)



TYP. BOLLARD DETAIL

GENERAL NOTES:

1. THIS SITE PLAN IS NOT A LEGAL SURVEY. ALL IMPROVEMENTS WERE LOCATED BY LEVEL 2 ARCHITECTS, P.C. IN THE FIELD AND FROM LEGAL DESCRIPTIONS AND COUNTY RECORDER PLATS. VERIFY ALL DIMENSIONS PRIOR TO BEGINNING ANY CONSTRUCTION.
2. UTILITIES ARE LOCATED WITHIN THE CONSTRUCTION AREA. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION.



SITE PLAN



PARKING
 85 SPACES MAIN LOT
 4 SPACES ADJACENT TO ORCHARD AVE.
 7 SPACES ADJACENT TO PARKWAY AVE
 96 TOTAL SPACES

RECEIVED
 MAR 08 2006
 COMMUNITY DEVELOPMENT DEPT.

Major or Minor Site Plan Approval
 Pursuant to Section 2.2 (D)(4) or 2.2 (D)(5) of the Grand Junction Zoning and Development Code, and all applicable requirements having been met, is, satisfied or settled by the applicant to the satisfaction of the undersigned, this Site Plan was approved on MARCH 16, 2006.

In accordance with Section 2.2(D)(4)(c)(2) or Section 2.2(D)(5)(c)(2) of the Grand Junction Zoning and Development Code, this approval shall expire, on and be null and void on SEP. 16, 2006.

Executed by: Scott Peterson 7-16-06
 Name and Title: Senior Planner
 Community Development Department
 City of Grand Junction, Colorado
Ann C. Umbry 3/16/06 3/18/06
 Development Engineer

REVISIONS:

1
2
3
4
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LYLE SHENEMAN ARCHITECT
 856 MAIN STREET, SUITE 205
 GRAND JUNCTION, CO 81501
 241-4885

LEVEL 2
 ARCHITECTS P.C.

A SITE PLAN FOR
MR. JACK BERRY
 GRAND JUNCTION, CO

SITE PLAN DETAILS

DRAWN BY: SP
 REVIEWED BY: SP
 DATE: 12/1/00

OF 1 SHEET NO. AI

SCOTT PETERSON