

FEE \$10.00

C79-92

PERMIT #

14459

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2070 Coyote Ct
Property Tax No: 2947-271-112-051
Subdivision: SEASONS
Property Owner: Barrett McMillin
Owner's Telephone: 243-9598
Owner's Address: 2070 Rim Shadow Ct
Contractor's Name: Barrett McMillin
Contractor's Telephone: 243-9598 - 270-2392
Contractor's Address: 2070 Rim Shadow Ct
Fence Material & Height: Frame Stucco

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 15' from property line (PL) or
SPECIAL CONDITIONS HAS to be 15' from center of ROW, whichever is greater.
PL. BACK WALL can be 10' but Side 0' from PL Rear 0' from PL
NO closer

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).

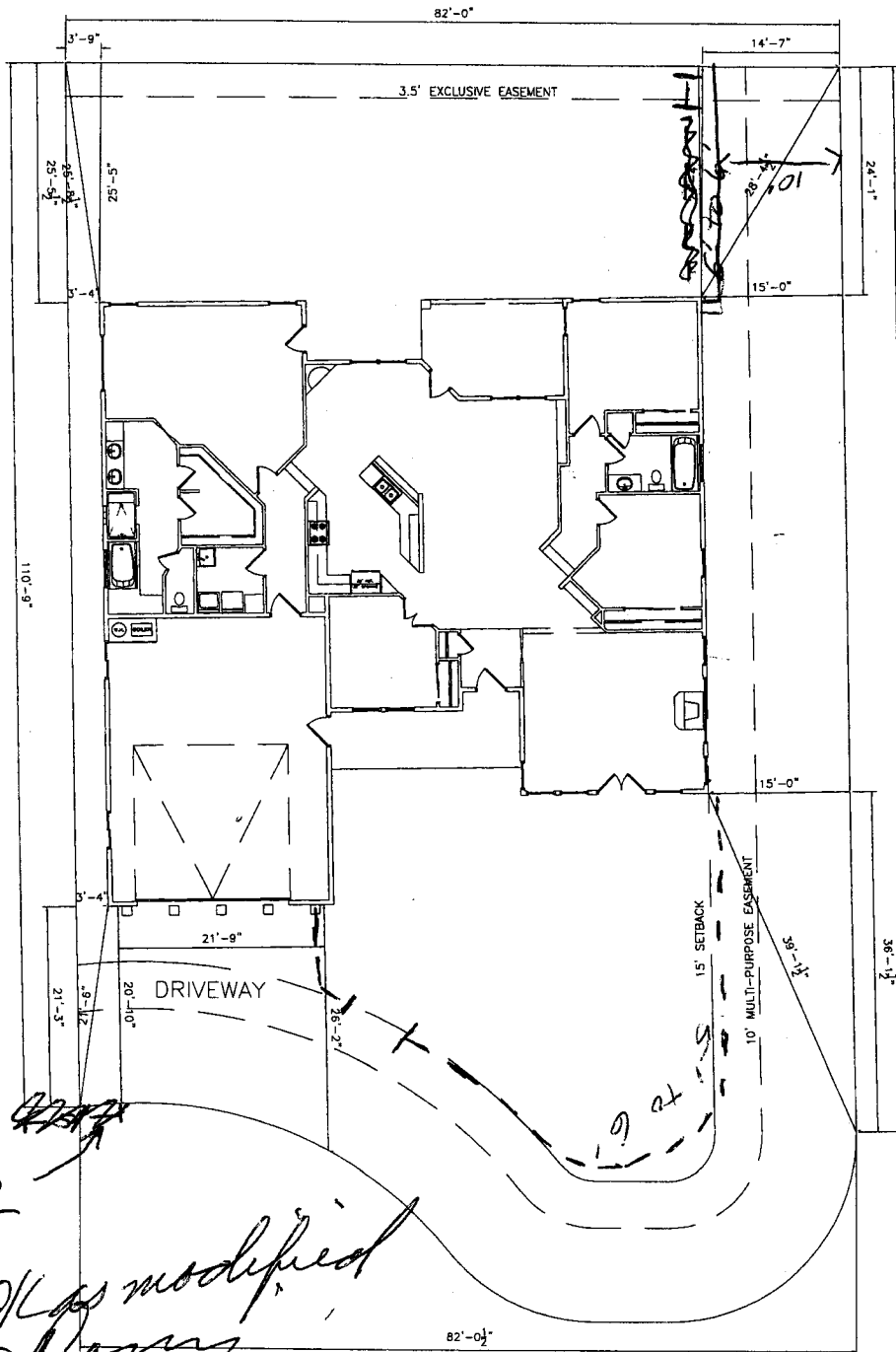
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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.

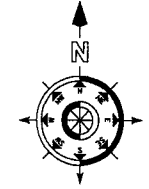
Applicant's Signature [Signature] Date 11/8/06
Community Development's Approval [Signature] Date 11/8/06
City Engineer's Approval (if required) Date

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)



8-4-05
ACCEPTED
Gayleen Anderson
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SEASONS DRIVE

NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK 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

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

SITE PLAN INFORMATION	
SUBDIVISION NAME	THE SEASONS/TIARA RADO
FILING NUMBER	3
LOT NUMBER	11
BLDCK NUMBER	N/A
STREET ADDRESS	? COYOTE COURT
COUNTY	MESA
GARAGE SQ. FT.	719 SQ. FT.
COVERED ENTRY SQ. FT.	132 SQ. FT.
COVERED PATIO SQ. FT.	146 SQ. FT.
LIVING SQ. FT.	2,487 SQ. FT.
LOT SIZE	10,059 SQ. FT.
SETBACKS USED	FRONT 15'
	SIDES 15'
	REAR

SCALE: 1" = 20'-0"

5' OFF #
Driveway modified
Rich Brown
8-4-05
 COYOTE COURT