

FEE \$10.00

PERMIT #

14343

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2427 Jack Creek Rd.

Property Tax No: 2701-333-39-006

Subdivision: Spanish Trails

Property Owner: Eric + Tonia Paben

Owner's Telephone: 970-256-1868

Owner's Address: 2427 Jack Creek Rd.

Contractor's Name: _____

Contractor's Telephone: _____

Contractor's Address: _____

Fence Material & Height: Tan PVC 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 PD SETBACKS: Front property line from property line (PL) or
 SPECIAL CONDITIONS _____ 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 Tonia Paben

Date 3-3-06

Community Development's Approval Kathleen Parkerson

Date 3-3-06

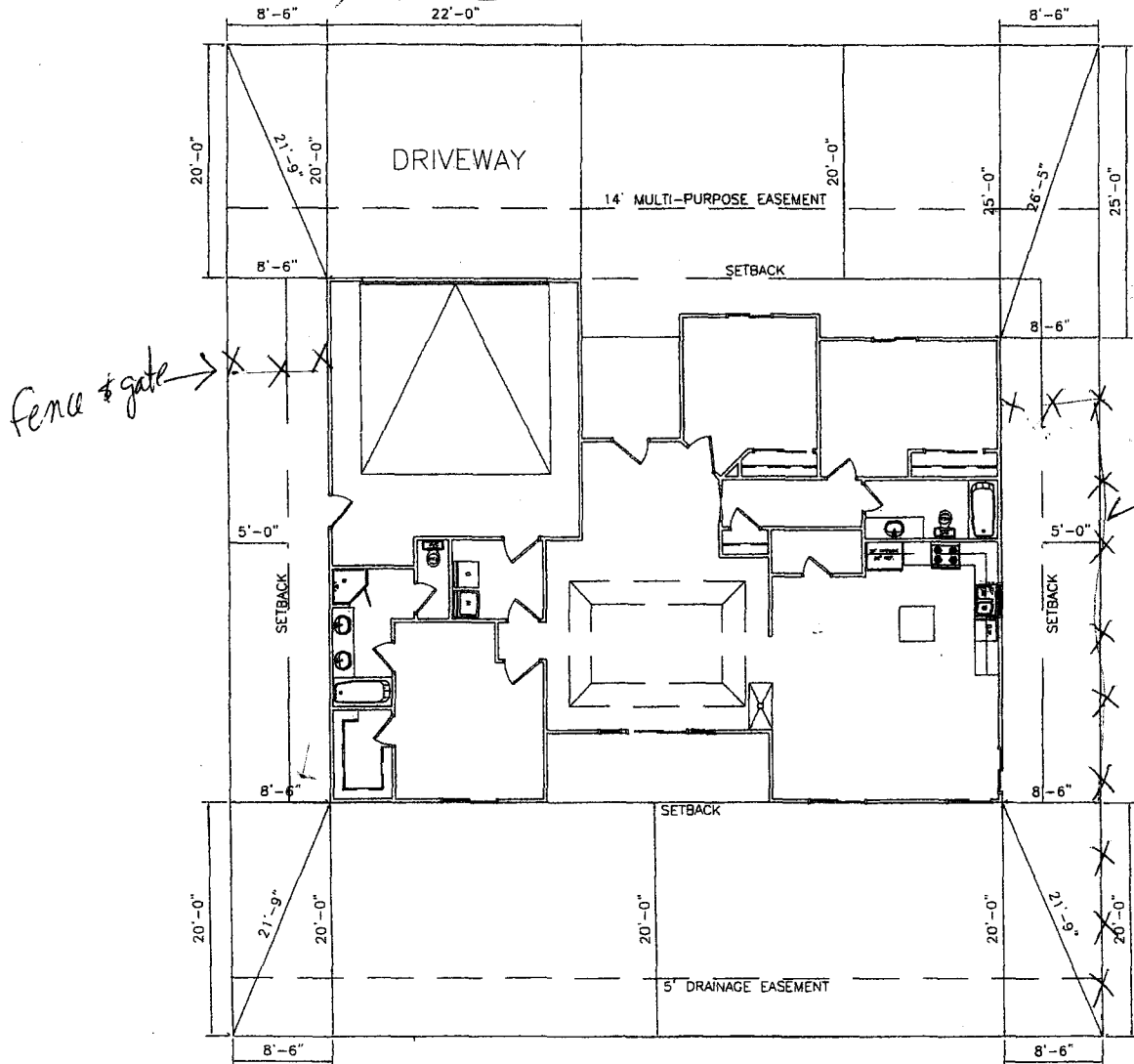
City Engineer's Approval (if required) _____

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)

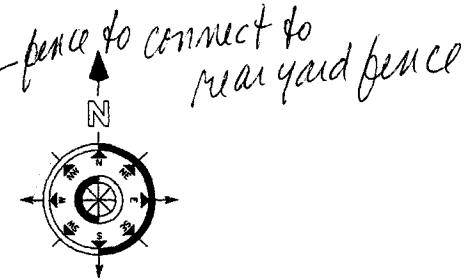
2427 JACK CREEK ROAD



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.

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



SITE PLAN INFORMATION	
SUBDIVISION NAME	SPANISH TRAILS
FILING NUMBER	PHASE 3
LOT NUMBER	7
BLOCK NUMBER	?
STREET ADDRESS	? JACK CREEK ROAD
COUNTY	MESA
GARAGE SQ. FT.	503 SF
LIVING SQ. FT.	1761 SF
LOT SIZE	6375 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 20'

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

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPT. THE PLANNING DEPT. IS NOT RESPONSIBLE FOR LOCATING AND IDENTIFYING EASEMENTS AND PROPERTY LINES.
 2-11-05
 5/10/05