



Fence Permit

PERMIT # 14859

Community Development Department
250 North 5th Street
Grand Junction, CO 81501
Phone: (970) 244-1430 FAX (970) 236-4031

FEE \$10.00

Property Address: 2521 Van Buren
 Property Tax No: 2945-032-99-010
 Subdivision: Colonial Height
 Property Owner: Blue Star
 Owner's Telephone: _____
 Owner's Address: _____
 Contractor's Name: Don Koppes
 Contractor's Telephone: 874-1826
 Contractor's Address: 1570 H-50 rd Delta
 Fence Material & Height: 6' cedar Board

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-5 SETBACKS: Front _____ 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 [Signature] Date 2/1/06
 Community Development's Approval [Signature] Date 2/1/06
 City Engineer's Approval (if required) _____ Date _____

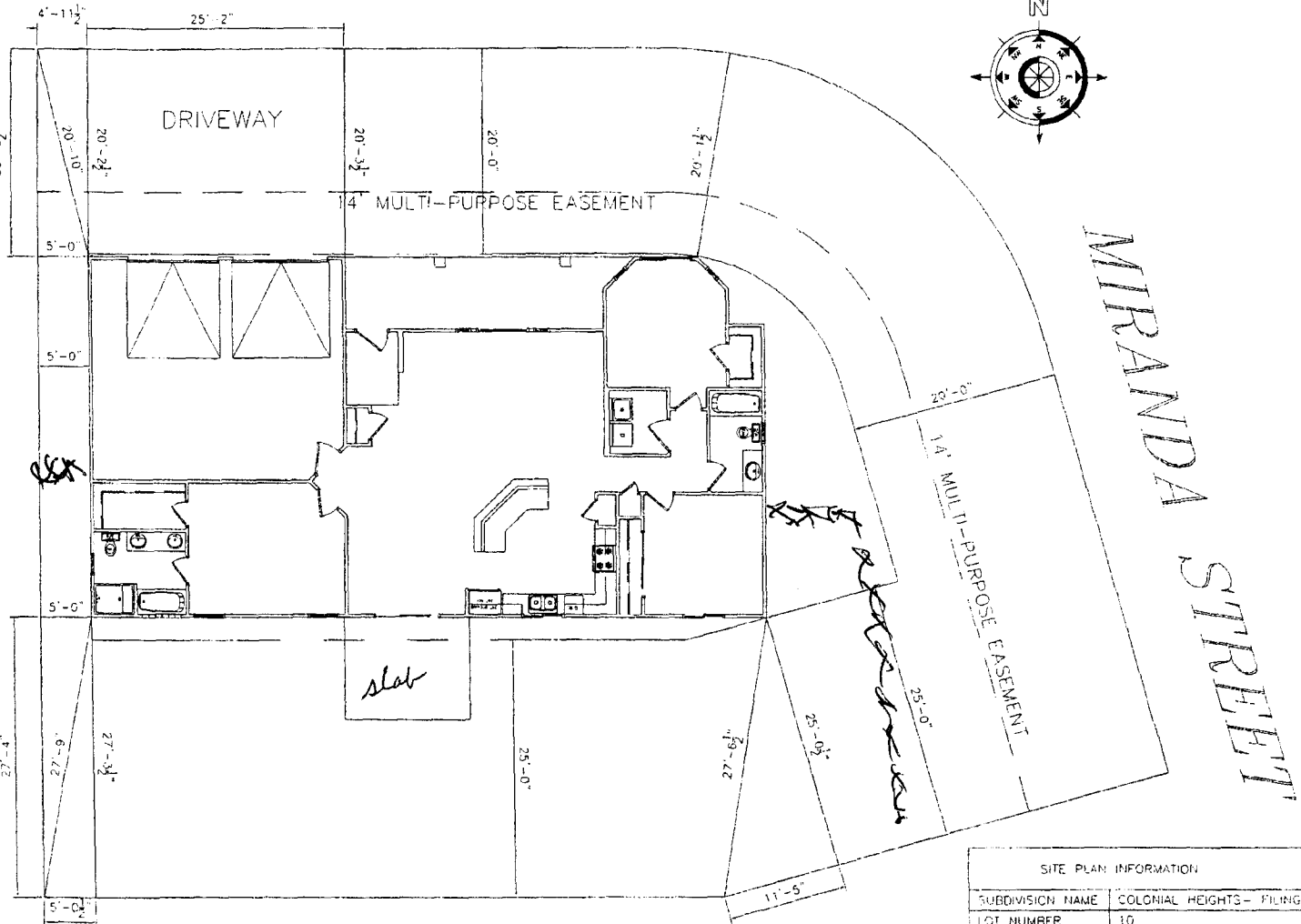
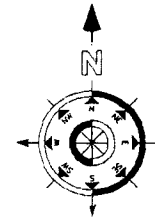
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Community Development) (Yellow: Applicant) (Pink: Code Enforcement)

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

7/26/05
Chantal Hall
drive
in
02/23/05

VAN BUREN AVENUE



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	COLONIAL HEIGHTS - PHASE 3
LOT NUMBER	10
BLOCK NUMBER	1
STREET ADDRESS	2521 VAN BUREN
COUNTY	MESA
HOUSE SQ. FT.	1541 SF
LOT SIZE	7879 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 25'

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