

FEE \$10.00

PERMIT # 14649

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2661 I RD.
Property Tax No: 2701-261-35-017
Subdivision: GRAND VISTA
Property Owner: ADAM & THERESA FOSTER
Owner's Telephone: (970) 255-7013
Owner's Address: SAME
Contractor's Name: N/A
Contractor's Telephone: N/A
Contractor's Address: N/A
Fence Material & Height: 6' DOG EAR CEDAR - SEE SITE PLAN FOR LOCATION

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 RSF-4
SPECIAL CONDITIONS PER APPROVED SITE PLAN
SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater. Side 7' from PL Rear 25' 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 Adam Foster Date 4-28-06
Community Development's Approval Scott P. Peterson Date 4-28-06
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)

GENERAL NOTES:

1. ALL WORK SHALL CONFORM WITH ALL MESA COUNTY CODES AND ORDINANCES, AND THE 2000 INTERNATIONAL RESIDENTIAL CODE (I.R.C.), 1998 INTERNATIONAL ENERGY CODE (I.E.C.), 1999 N.E.C., AND 2000 U.P.C.
2. ALL WORK SHALL BE IN ACCORDANCE WITH ALL OF THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING STUDY BY GEOTECHNICAL ENGINEERING GROUP DATED JUNE 4, 2002.
3. PROVIDE SURFACE DRAINAGE PER THE RECOMMENDATIONS OF THE ABOVE REFERENCED GEOTECHNICAL ENGINEERING STUDY.
4. PROVIDE ATRIC VENTILATION BY RIDGE, SOFFIT AND EAVE END VENTS TO MEET THE REQUIREMENTS OF THE I.R.C.
5. PROVIDE UNDER FLOOR VENTILATION IN CRAWL SPACE PER I.R.C.
6. PROVIDE SMOKE DETECTORS (HARDWIRE AND BATTERY BACKUP). A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA.

PROJECT DESCRIPTION

OCCUPANCY: R-3 RESIDENTIAL WITH U-1 GARAGE  
 TYPE OF CONSTRUCTION: TYPE V-N  
 W/ 1-HR CONSTRUCTION AT GARAGE INTERIOR WALLS & CEILING

PROPOSED BUILDING AREA:  
 HEATED 1545 S.F.  
 GARAGE 420 S.F.  
 TOTAL AREA 1965 S.F.

LOT AREA: 10,219 SQUARE FEET  
 LOT COVERAGE: 2337 SQ. FT.

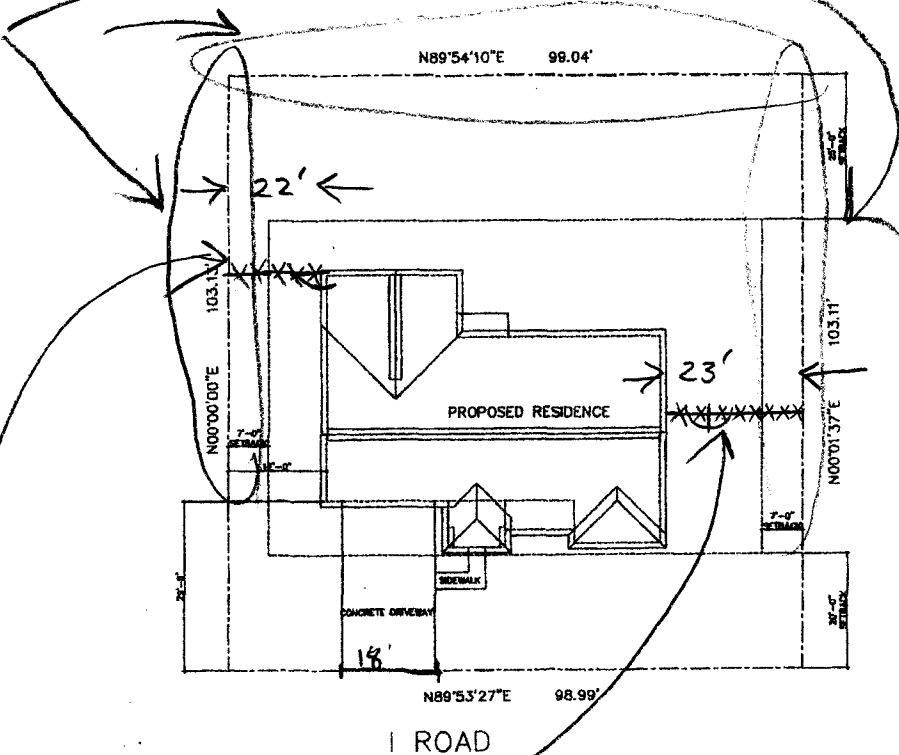
LEGAL DESCRIPTION:  
 GRAND MESA SUBDIVISION  
 BLOCK 1, LOT 17  
 2661 I ROAD

SDF 4.28-06

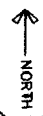
Alisa Hagan 11/21/02

EXISTING NEIGHBORS FENCE

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



SITE PLAN  
 1" = 10'-0"



PROPOSED ADDITION TO EXISTING FENCE BY NEW OWNERS ADAM & THERESA FOSTER 2661 I RD. CURRENT EXISTING FENCE IS 6' DOG EAR CEDAR.

QUALITY MOUNTAIN HOMES  
 2661 I ROAD - BLOCK 1, LOT 17

08-24-02

1