



Fence Permit

PERMIT # 14844

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

FEE \$10.00

Property Address: 2939 F¹/₄ Rd.
 Property Tax No: 2943-053-77-008
 Subdivision: FORREST ESTATES
 Property Owner: JOAN & RICK RADLE
 Owner's Telephone: (970) 523-5102
 Owner's Address: 2939 F¹/₄ Rd.
 Contractor's Name: WESTERN WORKMEN
 Contractor's Telephone: 261-1104
 Contractor's Address: 283 27³/₈ Rd. 81503
 Fence Material & Height: 6' High VYNAL BASKET WEAVE

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 <u>RMF-5</u> | 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 *Rick Radle* Date 1/9/06
 Community Development's Approval *Gayle Henderson* Date 1-9-06
 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)

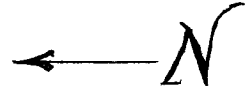
(White: Community Development) (Yellow: Applicant) (Pink: Code Enforcement)

2939. F 1/4 ROAD - LOT 8 - BUCK 1-FILING 1-FORREST ESTATES

PLOT PLAN - PLANNING CLEARANCE: SCALE - (20)

PREPARED BY: SNEDDON CONSTRUCTION INC.

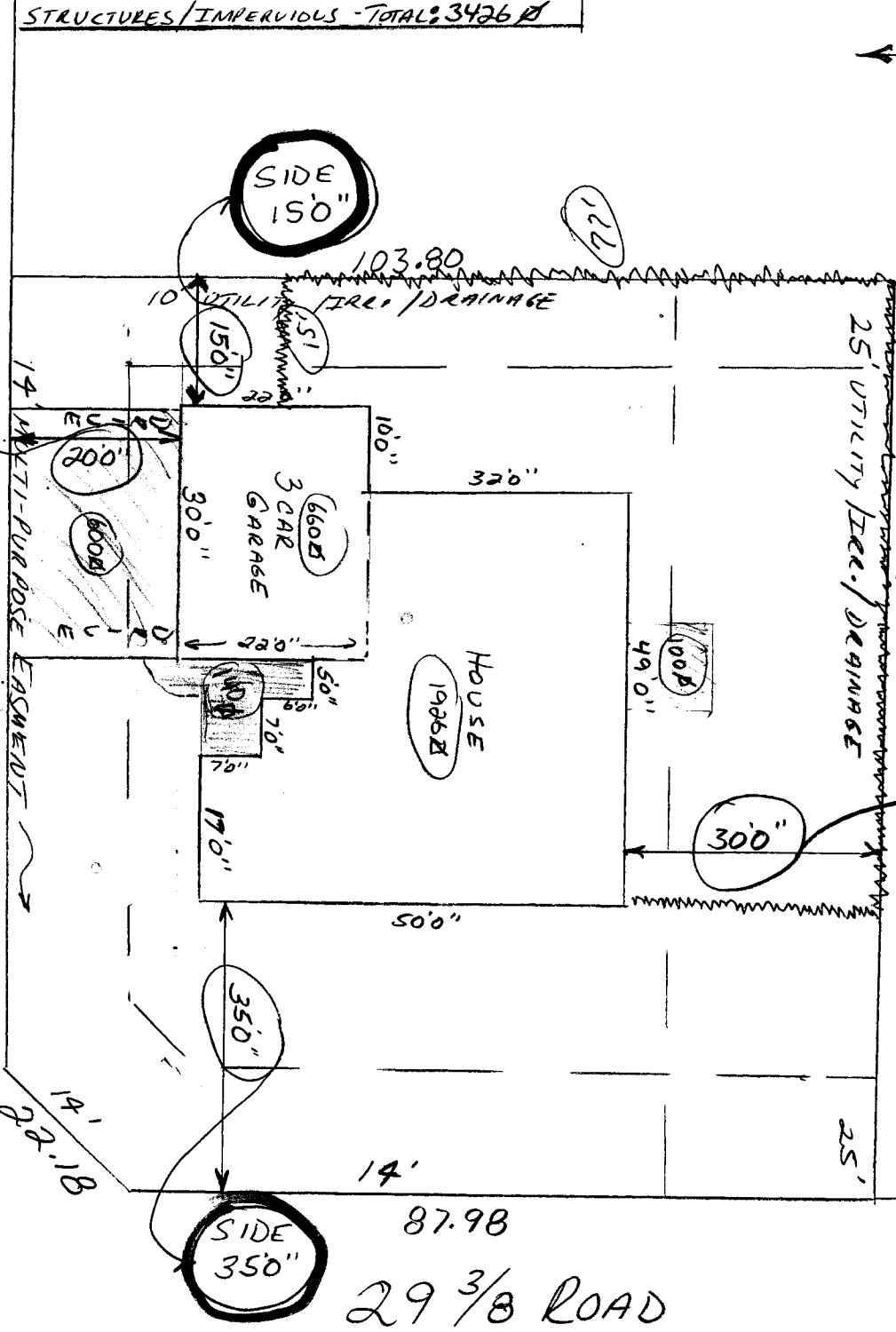
STRUCTURES/IMPERVIOUS - TOTAL: 3426 sq ft



FRONT 200"

F 1/4 ROAD

93.00



SIDE 150"

72'

200'

600'

3 CAR GARAGE (660 sq ft)

HOUSE (1986 sq ft)

25' UTILITY ELEC. DRAINAGE

72'

109.00

REAR 300"

300"

drive OR

u 4/25/05

SIDE 350"

87.98

29 3/8 ROAD

14' 22.18

14'

25'

5/2/05

ACCEPTED C. J. Hall
 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.

Lot 7