

FEE \$10.00

PERMIT # 14131

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2984 WICHITA CT. GRAND JUNCTION, CO 81503

Property Tax No: 2943-294-28-010

Subdivision: CHIPETA GLEN

Property Owner: SAM LONG

Owner's Telephone: (970) 314-2451

Owner's Address: 2984 WICHITA CT. GRAND JUNCTION, CO 81503

Contractor's Name:

Contractor's Telephone:

Contractor's Address:

Fence Material & Height: VINYL V', SPLIT RAIL across front corner

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

Form with fields for ZONE (RSF-4), SPECIAL CONDITIONS (5' behind sidewalk), and SETBACKS (Front, Side, Rear).

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.

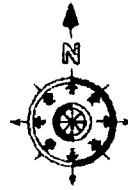
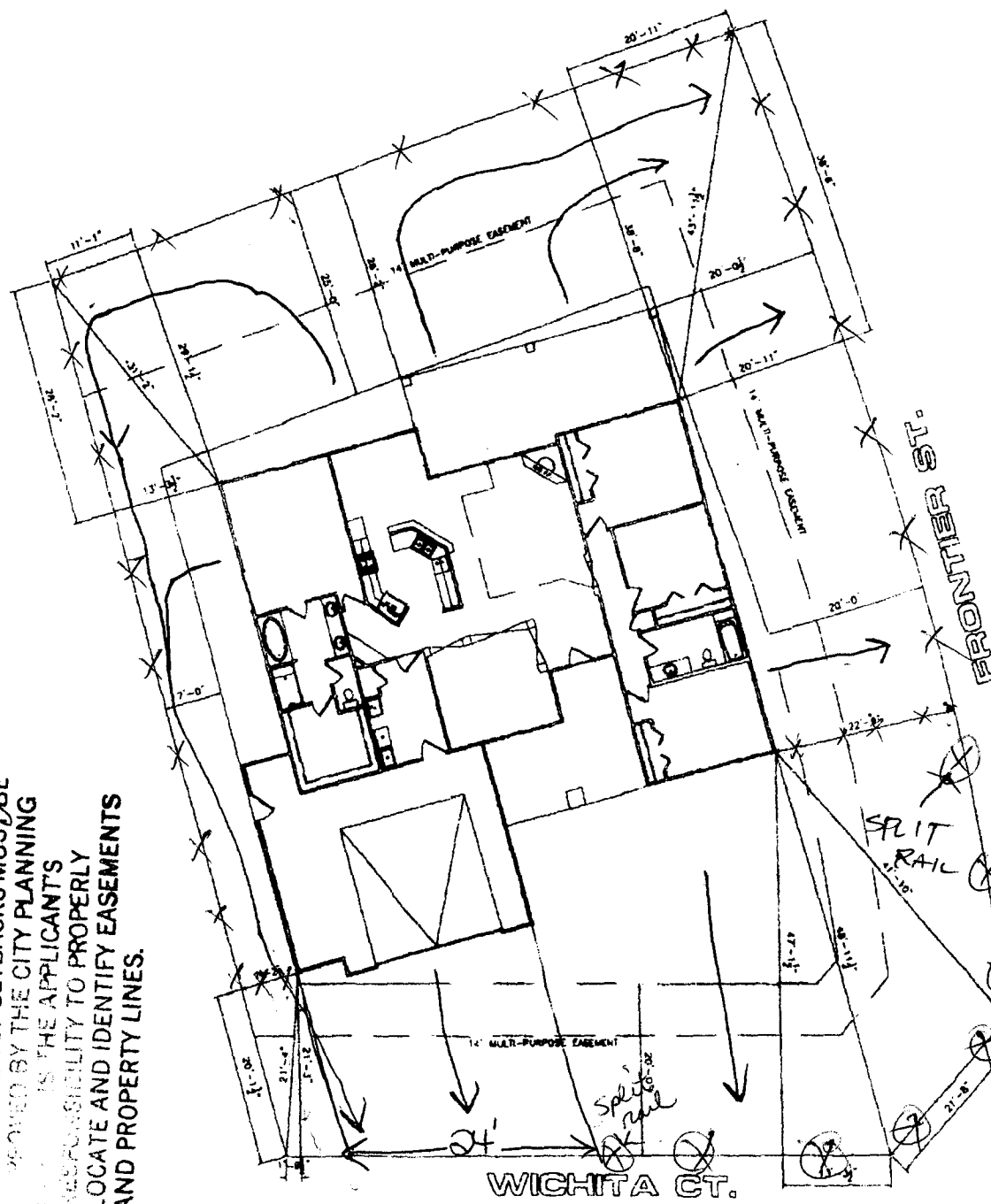
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature [Signature] Date 5-5-06
Community Development's Approval [Signature] Date 5-5-06
City Engineer's Approval [Signature] Date 5-5-06

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)

ACCEPTED *Wichita* *8/10/05*  
 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.



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.

NOTE: BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION.

| SITE PLAN INFORMATION |                                   |
|-----------------------|-----------------------------------|
| SUBDIVISION NAME      | CHIPETA GLEN                      |
| PLAT NUMBER           | 1                                 |
| LOT NUMBER            | 10                                |
| BLOCK NUMBER          | 3                                 |
| STREET ADDRESS        | 7 WICHITA CT.                     |
| COUNTY                | MESA                              |
| GARAGE SQ. FT.        | 880 SF                            |
| COVERED ENTRY SQ. FT. | 268 SF                            |
| COVERED PATIO SQ. FT. | 370 SF                            |
| LIVING SQ. FT.        | 2,140 SF                          |
| LOT SIZE              | 11073 SF                          |
| SETBACKS USED         | FRONT 20'<br>SIDES 7'<br>REAR 25' |

*drive ok*  
*see*  
*7/20/05*

SCALE: 1"=20'-0"

DRAINAGE PLAN

*24' 2R3*