



# Fence Permit

PERMIT # 15117

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

FEE \$10.00

Property Address: 244 Papago St Grand Jct, CO 81501  
 Property Tax No: 2943-294-32-003  
 Subdivision: Chipeta Glen  
 Property Owner: Mark Brodhead  
 Owner's Telephone: 623-4043  
 Owner's Address: Same  
 Contractor's Name: Valleywide Fence  
 Contractor's Telephone: 523-850  
 Contractor's Address: 2105 E Main St Grand Jct, CO 81501  
 Fence Material & Height: 6' Vinyl

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>RSF-4</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.

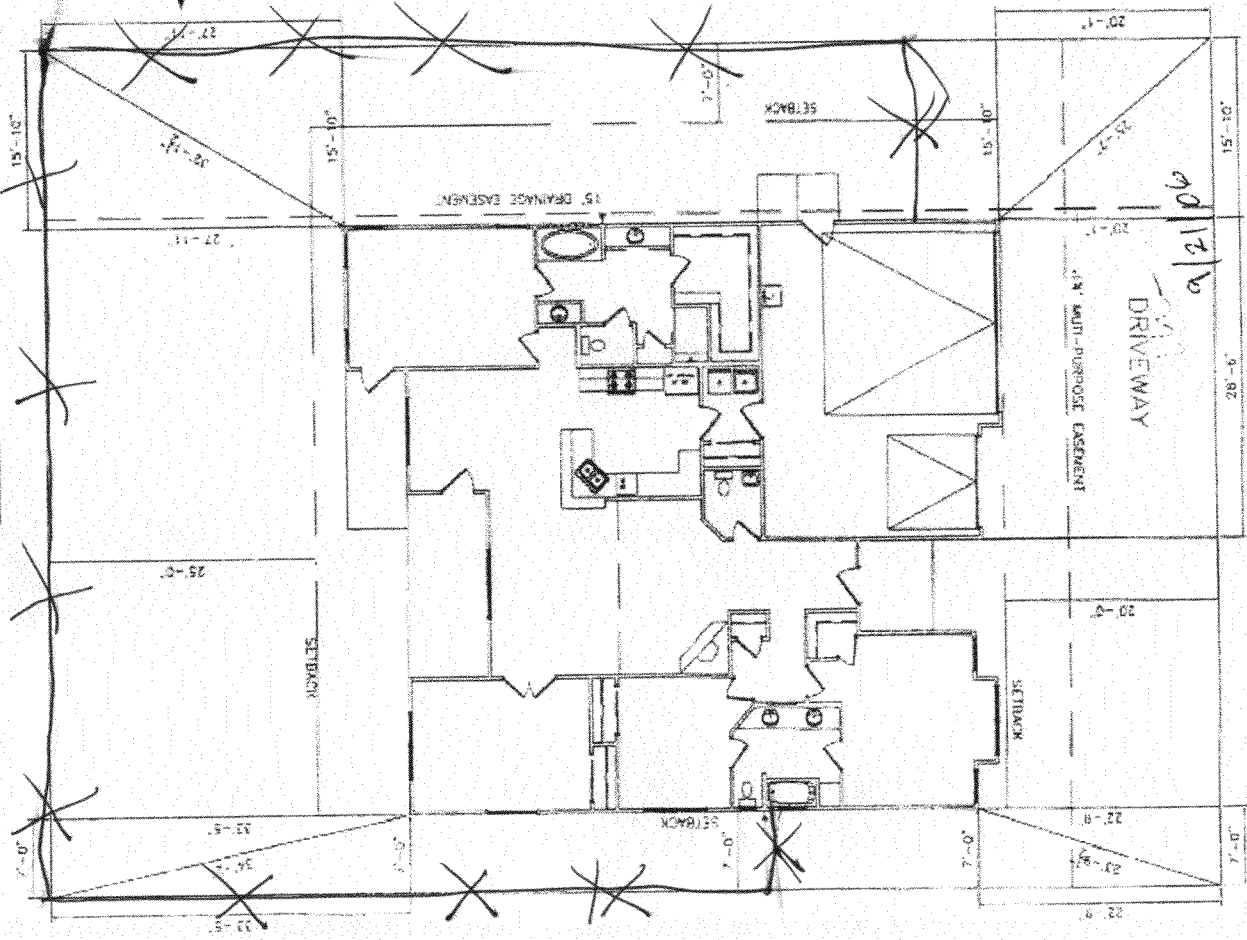
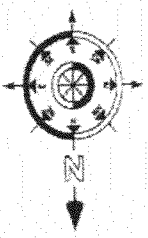
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant's Signature [Signature] Date 3-28-07  
 Community Development's Approval Gayleen Henderson Date 4-2-07  
 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)

NOTICE  
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.  
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS AND DIMENSIONS PRIOR TO CONSTRUCTION.  
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.  
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY ARCHITECT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

SCALE: 1/8" = 1'-0"



PAPAGO STREET

SITE PLAN INFORMATION	
SUBMISSION NAME	CARPETA
FLING NUMBER	2
LOT NUMBER	3
BLOCK NUMBER	3
STREET ADDRESS	244 PAPAGO ST.
COUNTY	MEHA
GARAGE SQ. FT.	633 SF
COVERED PATIO SQ. FT.	56 SF
COVERED PATIO SQ. FT.	120 SF
LAND SQ. FT.	2101 SF
LOT SQ. FT.	8260 SF
FRONT SETBACK	20'
REAR SETBACK	25'

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

NOTE  
 GRADE MUST SLOPE AWAY FROM HOUSE E. OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODES

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

ACCE.  
 ANY CHANGES MUST BE  
 APPROVED BY THE  
 DESIGNER.  
 RESPECT TO PROPERTY  
 LOCATE AND PROPERTY LINES  
 AND PROPERTY LINES

DATE: 9/18/06  
 9/18/06