



Fence Permit

PERMIT # 15170

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

FEE \$10.00

Property Address: 2330 South River Dr
 Property Tax No: 2945 083 - 21-001
 Subdivision: South River II
 Property Owner: Fly
 Owner's Telephone: _____
 Owner's Address: 2330 South River Dr
 Contractor's Name: P.T. Fencing
 Contractor's Telephone: 241-5214
 Contractor's Address: 2898 W. Hennessy Ct
 Fence Material & Height: Cedar 6' tall

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>PO</u>	SETBACKS: Front <u>20'</u> from property line (PL) or
SPECIAL CONDITIONS _____	_____ from center of ROW, whichever is greater.
_____	Side <u>0'</u> from PL Rear <u>0'</u> 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 4/18/07
 Community Development's Approval [Signature] Date 4-18-07
 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)

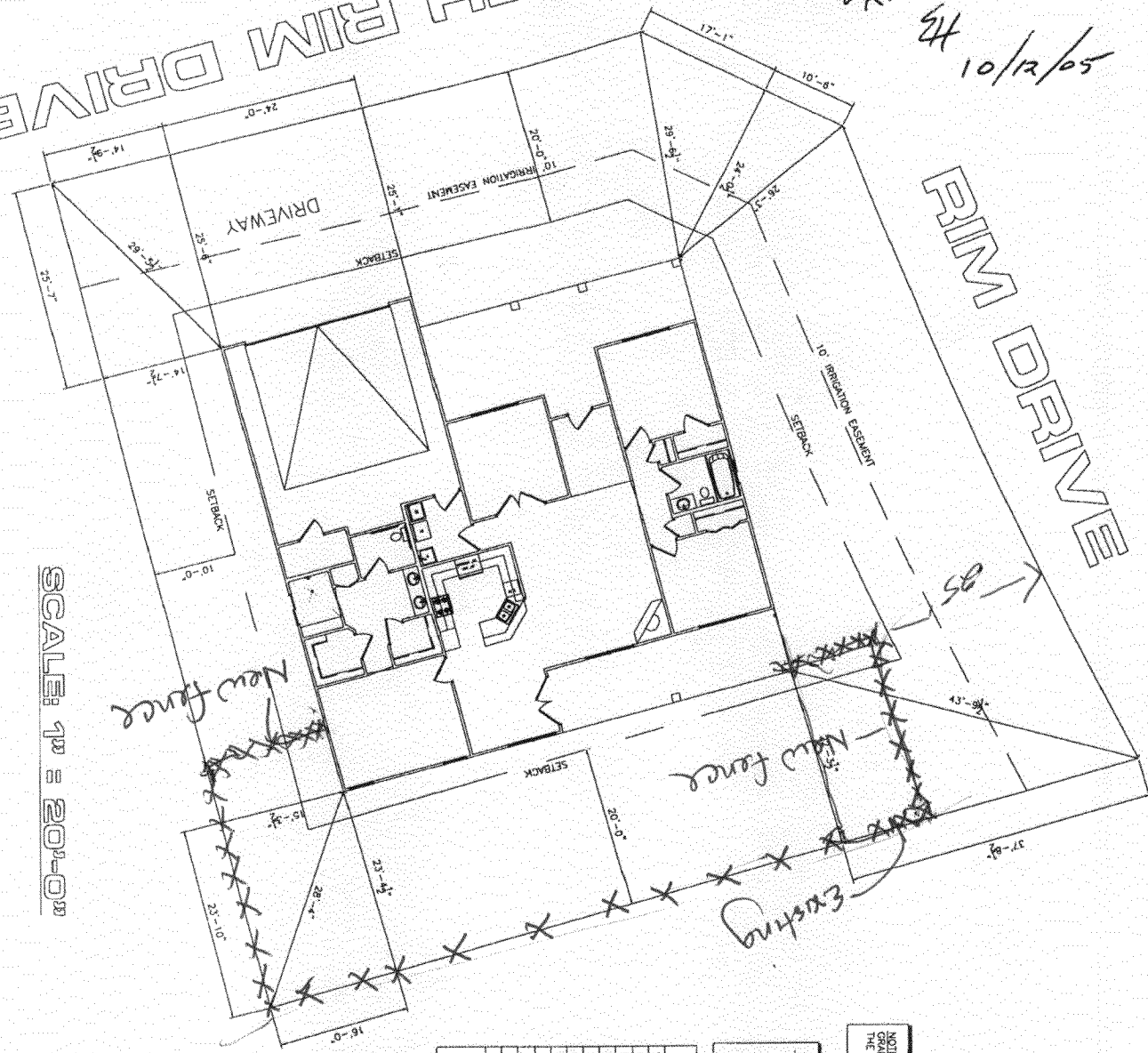
(White: Community Development) (Yellow: Applicant) (Pink: Code Enforcement)

PM
 ACCEPTED *U/John Magan 10/12/05*
 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.

SOUTH RIM DRIVE

DRIVE OK
 4/10/12/05

EVERMIR DRIVE



SCALE: 1" = 20'-0"

SITE PLAN INFORMATION	
SUBDIVISION NAME	SOUTH RIM
FILE NUMBER	2
LOT NUMBER	1
BLOCK NUMBER	2
STREET ADDRESS	7 SOUTH RIM DRIVE
COUNTY	NEHA
GARAGE SQ. FT.	643 SF
COVERED ENTRY SQ. FT.	367 SF
COVERED PATIO SQ. FT.	213 SF
LIVING SQ. FT.	1873 SF
LOT SIZE	10382 SF
FRONT 20'	
SIDES 7'	
REAR 20'	

NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE OR FOUNDATION, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

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

NOTE:
 SHOE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

