



# Fence Permit

PERMIT # 15112

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: 468 Coos Bay Grand Junction, CO  
 Property Tax No: 2943-162-94-006  
 Subdivision: Prairie View  
 Property Owner: Jannelle Edwards  
 Owner's Telephone: 985-8427  
 Owner's Address: Same  
 Contractor's Name: Valleywide Fence  
 Contractor's Telephone: 523-8150  
 Contractor's Address: 2105 E Main St. Grand Jct, CO  
 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>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.

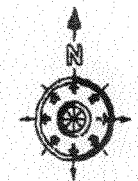
Applicant's Signature [Signature] Date 4-19-07  
 Community Development's Approval [Signature] Date 4/19/07  
 City Engineer's Approval (if required) \_\_\_\_\_ Date \_\_\_\_\_

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)

468 COOS BAY  
MARK & JANEIL

ACCEPTED *D.H. Hester* *9/15/06*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE SUBMITTANT'S RESPONSIBILITY TO PROPERLY LOCATE AND VERIFY EASEMENTS AND PROPERTY LINES.



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

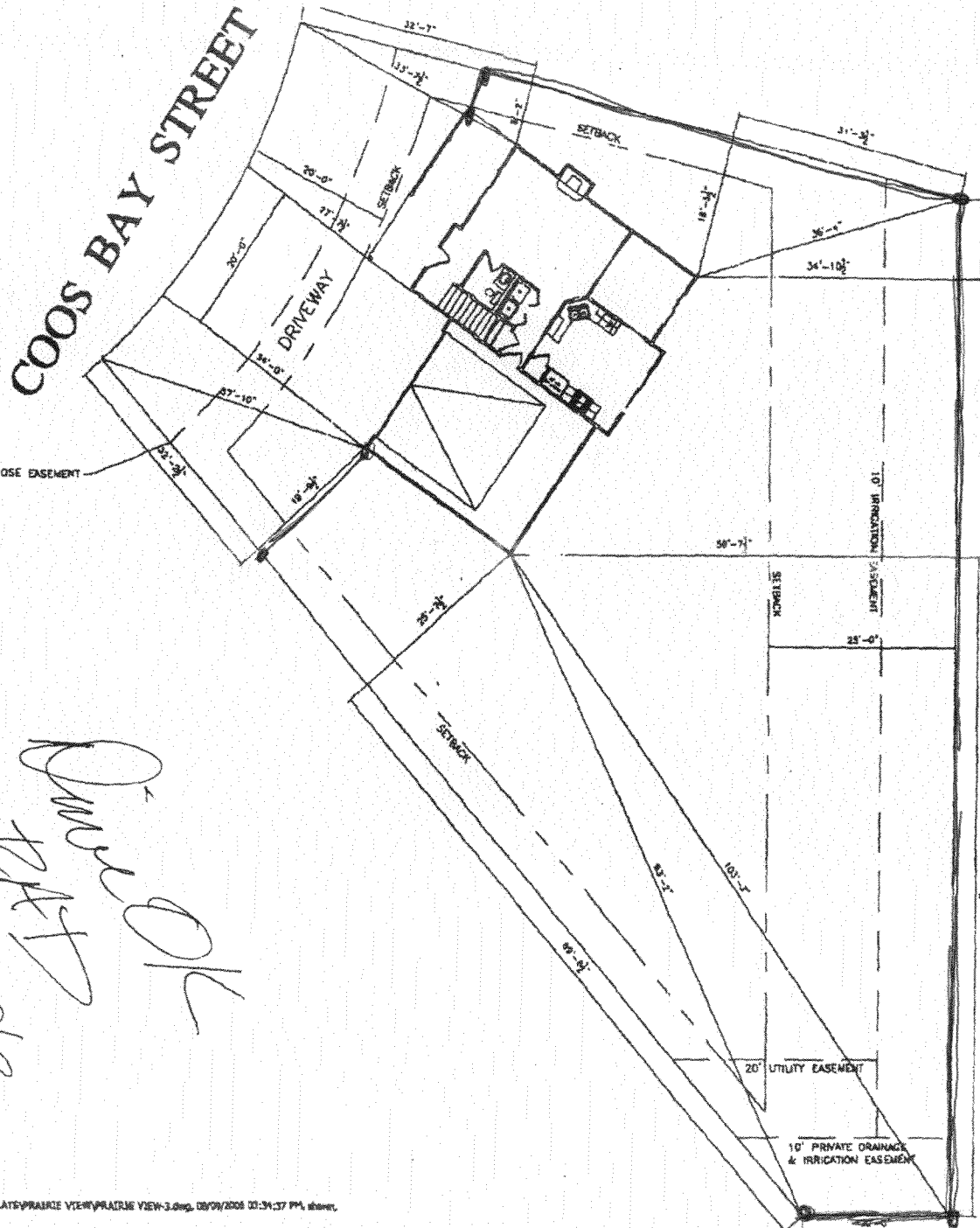
NOTE:  
BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

NOTE:  
1. ALL DIMENSIONS ARE TO BE TAKEN AS SHOWN UNLESS OTHERWISE NOTED.  
2. ALL DIMENSIONS ARE TO BE TAKEN AS SHOWN UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS ARE TO BE TAKEN AS SHOWN UNLESS OTHERWISE NOTED.  
4. ALL DIMENSIONS ARE TO BE TAKEN AS SHOWN UNLESS OTHERWISE NOTED.

NOTE:  
GRADE MUST SLOPE AWAY FROM HOUSE 8" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

SITE PLAN INFORMATION	
SUBDIVISION NAME	PRAIRIE VIEW
PLAT NUMBER	1
LOT NUMBER	8
BLOCK NUMBER	4
STREET ADDRESS	468 COOS BAY ST.
COUNTY	NEVA
GARAGE SQ. FT.	180
COVERED LIVING SQ. FT.	178
LIVING SQ. FT.	1448
LOT SIZE	10888 S.F.
SETBACKS USED	FRONT 20'
	SIDE 5'
	REAR 25'
	REAR 25'

SCALE: 1" = 20'-0"



*Mark & Janeil*  
*9.11.06*