

-FEE \$10.00-

PERMIT #

14454

MSP-2006-293

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 626 ROOD AV. GRAND JUNCTION, CO 81501

Property Tax No: 2945-143-07-020

Subdivision: _____

Property Owner: O'KEEFE FAMILY

Owner's Telephone: (970) 245-2431

Owner's Address: 730 GOLFMORE DR, GRAND JCT. CO 81506

Contractor's Name: VIN HOSPITALITY, LLC (MANAGEMENT OF 626 ON ROOD - MODERN AMERICAN CUISINE & WINEBAR)

Contractor's Telephone: (970) 261-7506

Contractor's Address: 626 ROOD AV, GRAND JUNCTION, CO 81501

Fence Material & Height: ALUMINUM, PAINTED BLACK, 4 FT. HIGH

SEE REVISED SITE PLAN 11/3/2006

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 B-2 SETBACKS: Front 0' from property line (PL) or
 SPECIAL CONDITIONS _____ from center of ROW, whichever is greater.
 Side 0' from PL Rear 0' 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 Thos C. Otte

Date 11/3/2006

Community Development's Approval [Signature]

Date 11/8/06

City Engineer's Approval (if required) _____

Date _____

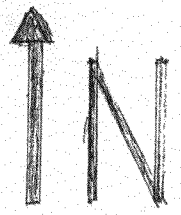
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

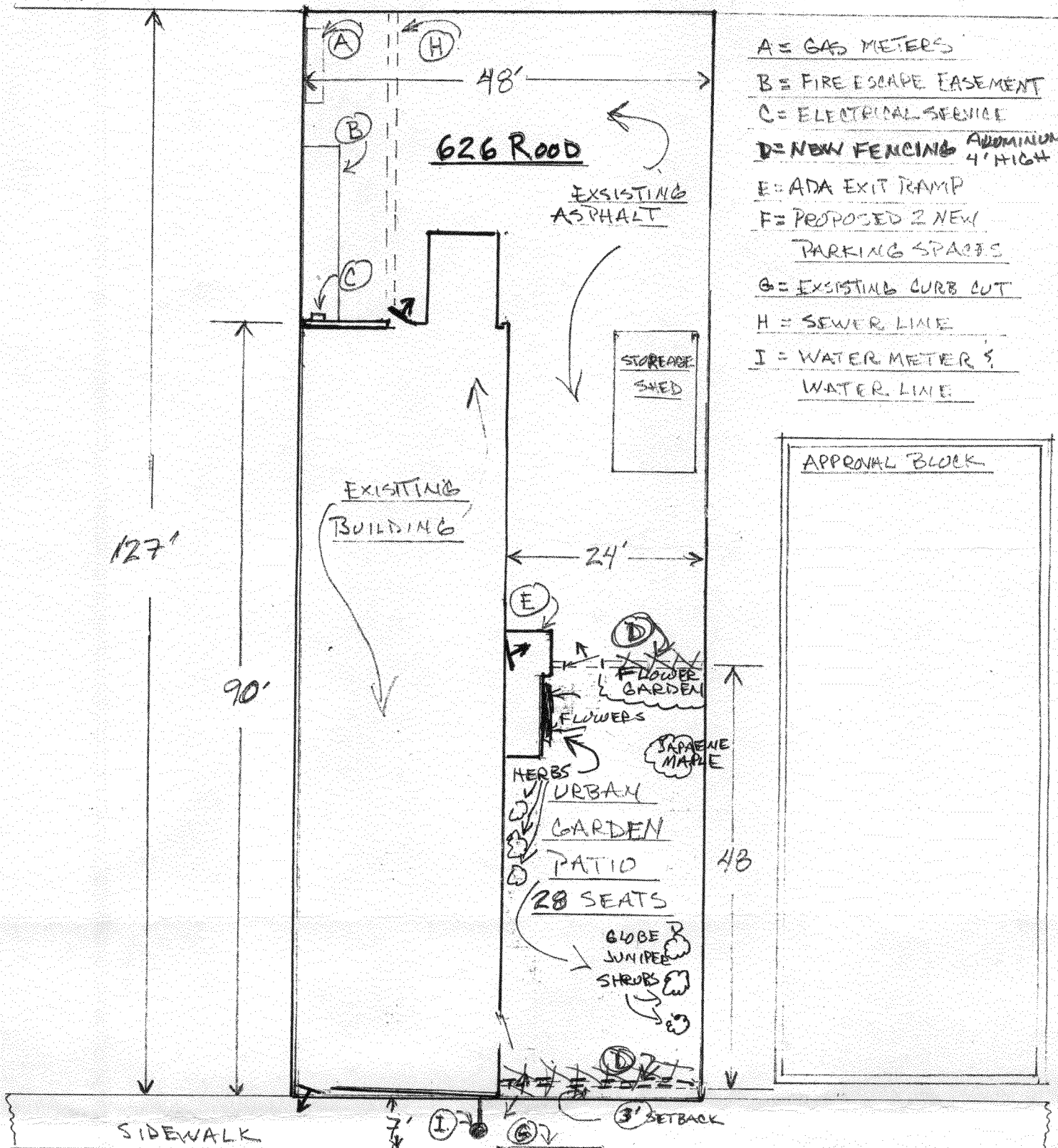
(Pink: Code Enforcement)

SITE MAP - REVISED
URBAN GARDEN PATIO
626 ON ROAD - MODERN AMERICAN CUISINE'S WINE BAR
NOV 3, 2006 THEO C. OTTE

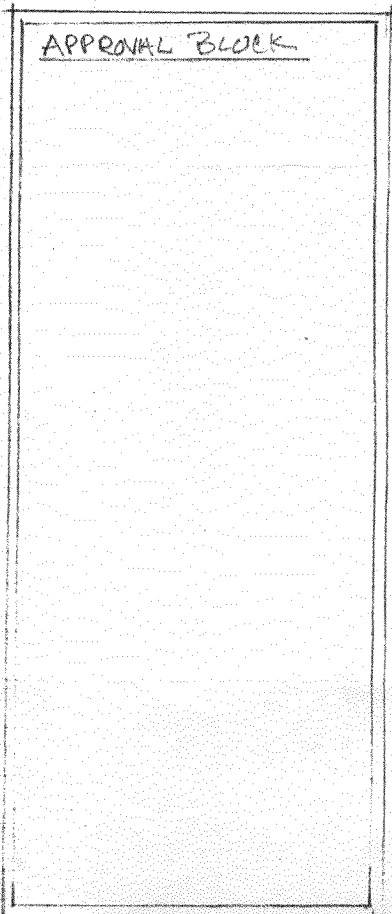


ALLEY
 SERVES AS STORM DRAINAGE

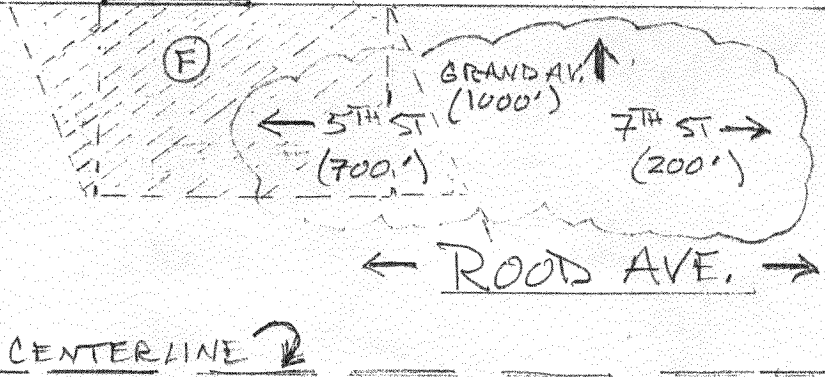
PARCEL # = 2945-143-07-020
 PARCEL SQ. FT. = .144 ACRE
 ZONING = B2
 LAND USE = COMMERCIAL, INDUSTRIAL



- A = GAS METERS
- B = FIRE ESCAPE EASEMENT
- C = ELECTRICAL SERVICE
- D = NEW FENCING ALUMINUM 4' HIGH
- E = ADA EXIT TRAMP
- F = PROPOSED 2 NEW PARKING SPACES
- G = EXISTING CURB CUT
- H = SEWER LINE
- I = WATER METER & WATER LINE



APPROVED FOR CONSTRUCTION
Ante Pastella 11/5/06
 Community Development Department Data



20'
 SCALE

31'
 CENTERLINE