



Fence Permit

PERMIT # 15114

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

FEE \$10.00

Property Address: 2830 C^{3/2} Rd Grand Jct, CO
 Property Tax No: 2943-192-49-011
 Subdivision: Summer Glen
 Property Owner: Ruben Rivera
 Owner's Telephone: ~~Same~~ 201-5499
 Owner's Address: Same
 Contractor's Name: Valleywide Fence
 Contractor's Telephone: 523-8150
 Contractor's Address: 2105 E Mainst 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>RMF-S</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 4-16-07

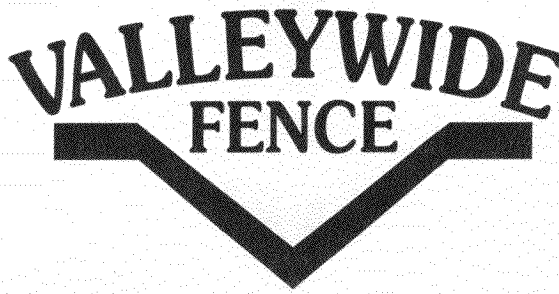
Community Development's Approval _____ Date _____

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)

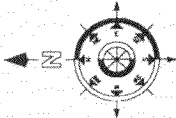
(White: Community Development) (Yellow: Applicant) (Pink: Code Enforcement)

P.O. Box 445
Clifton, CO 81520



(970) 523-8150
Fax: (970) 523-5272

2105 E. Main St. Grand Junction, CO 81501



NOTE: FOUNDATION LINES ARE PULLED FROM THE EXISTING BRICK LEADS. IF NO BRICK LEADS EXIST, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE: THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS IS THE BUILDER'S OR OWNER'S. THE BUILDER OR OWNER SHALL BE RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS. ALL DIMENSIONS ARE TO THE EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.

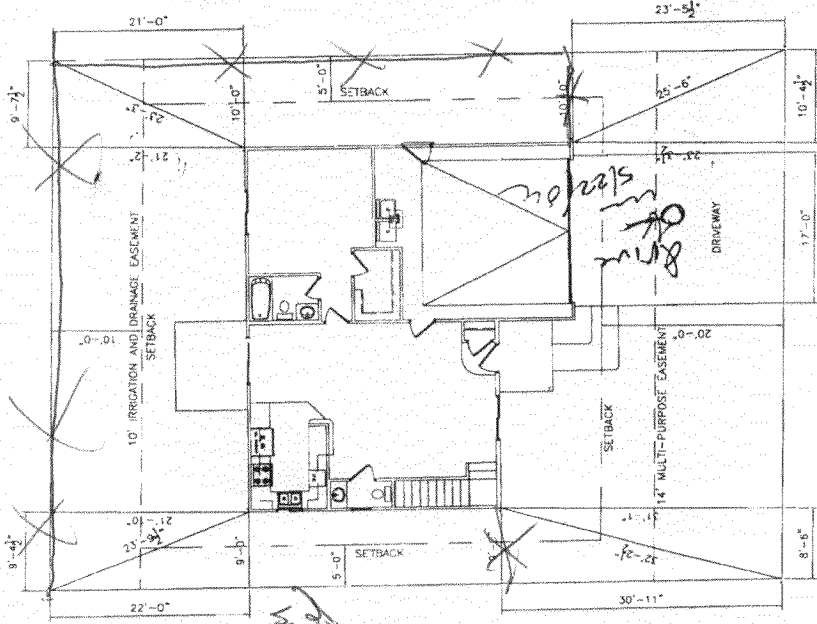
NOTE: GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	SUMMER GLEN
PLAN NAME	LYNWOOD
FILING NUMBER	1
LOT NUMBER	11
BLOCK NUMBER	4
STREET ADDRESS	2850 C 3/4 ROAD
CITY	MESA
COUNTY	CO
COVERAGE SQ. FT.	415
COVERED ENTRY SQ. FT.	49
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1274
LOT SIZE	4856.2 SQ. FT.
SETBACKS USED	FRONT 20' SIDES 5' REAR 10'

SCALE: 1" = 20'-0"

Handwritten note: 20' x 10' x 10' design



C 3/4 ROAD

Handwritten note: 2830 3/4