

Fence Permit

PERMIT # **№ 15407**

Public Works & Planning Department
250 North 5th Street
Grand Junction, CO 81501
Phone: (970) 244-1430 FAX: (970) 256-4031

Fee \$10.00

Property Address: 452 Prairie Fire St.
 Property Tax No: 2943-162-97-002
 Subdivision: Prairie View South
 Property Owner: Luis Busani
 Owner's Telephone: (970) 712-1969
 Owner's Address: Same
 Contractor's Name: Valleywide Fence
 Contractor's Telephone: (970) 523-8150
 Contractor's Address: 2105 E. Main St.
 Fence Material & Height: 6' Solid Vinyl + 36" open Rail

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 PLANNING STAFF

ZONE _____ 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 Public Works & Planning 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 Paula Crites Date 10-9-08
 Planning Approval Wendy Spurr Date 10/15/08
 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: Applicant)

(Pink: Neighborhood Services)

VALLEYWIDE FENCE

P.O. Box 445
Clifton, CO 81520

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

2105 E. Main St. Grand Junction, CO 81501

ACCEPTED *Dayle Anderson* 7/16/07
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.

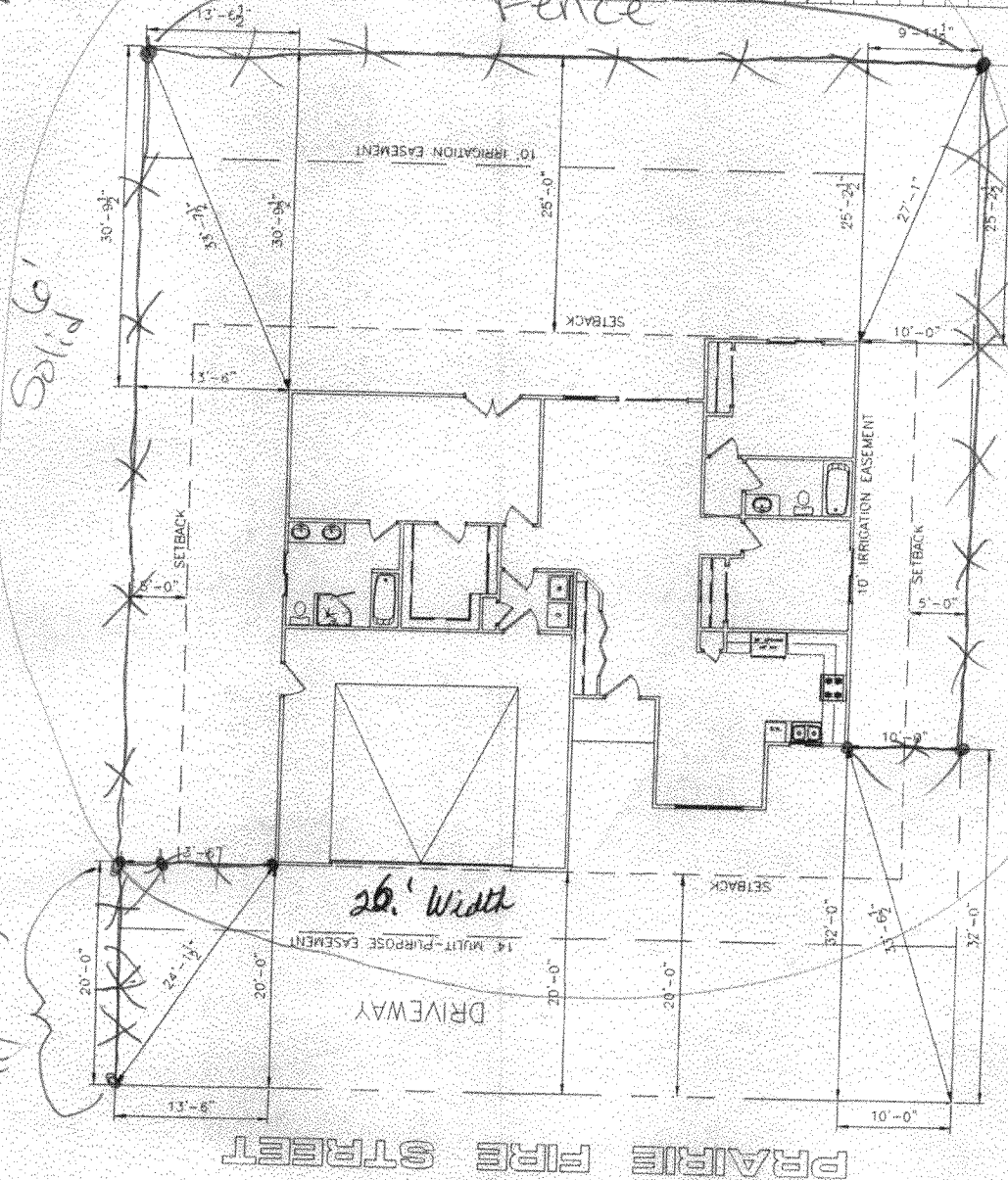
NOTE:
BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

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

NOTE:
GRADE MUST SLOPE AWAY FROM HOUSE TO THE FIRST 10' OF DISTANCE FROM BUILDING.

NOTE:
1. THE ARCHITECT OR THE BUILDER OR OWNER TO VERIFY ALL SETBACKS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. USE OF THIS PLAN CONSTITUTES ACCEPTANCE BY THE BUILDER OR OWNER TO VERIFY ALL SETBACKS 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 DIMENSIONS PRIOR TO CONSTRUCTION.
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AN AUTHORIZED PROFESSIONAL ENGINEER. SEPARATE DRAWINGS BY AN ENGINEER ARE REQUIRED.

SITE PLAN INFORMATION	
SUBDIVISION NAME	PRAIRIE VIEW SOUTH
FILE NUMBER	1
LOT NUMBER	2
BLOCK NUMBER	2
STREET ADDRESS	2105 E. MAIN ST.
COUNTY	MESA
CARAGE SQ. FT.	573 SF
COVERED ENTRY SQ. FT.	29 SF
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1436 SF
LOT SIZE	6974 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 25'



SCALE: 1/16" = 1'-0"