

Fence Permit

PERMIT # **NO** 15336

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: 2857 Chamomile Dr
Property Tax No: 2943-191-44-004
Subdivision: White Willows
Property Owner: Owen B Hicks
Owner's Telephone: 970 433-0703
Owner's Address: 2857 Chamomile Dr
Contractor's Name: _____
Contractor's Telephone: _____
Contractor's Address: _____
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 PLANNING STAFF	
ZONE <u>R-4</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).

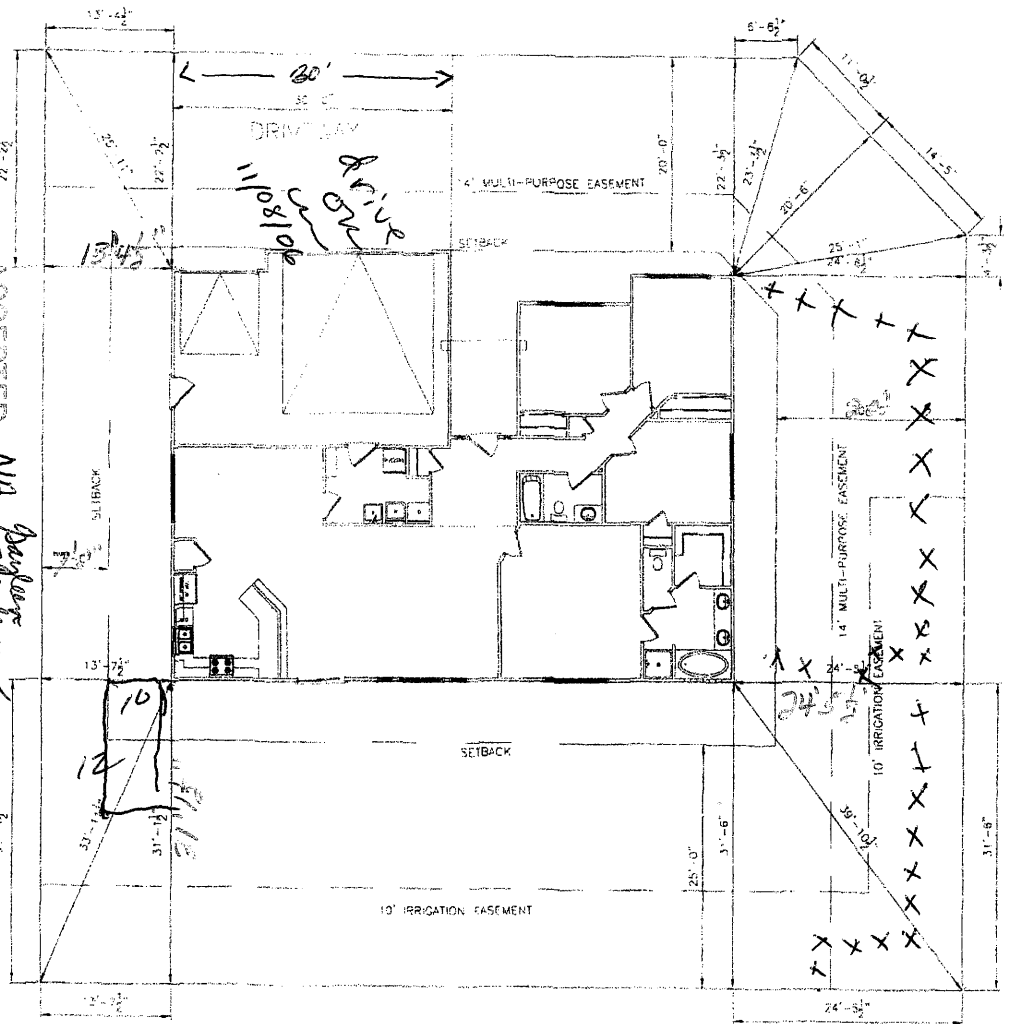
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 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 Owen B Hicks Date 6-10-08
Planning Approval Haylee Henderson Date 6-10-08
City Engineer's Approval (if required) _____ Date _____

ACCEPTED *NA* *Paula*
7/26/2006

ANY CHANGES TO SETBACKS MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT. ALL SETBACKS
 MUST BE MAINTAINED
 THROUGHOUT CONSTRUCTION
 AND PROPERTY LINES

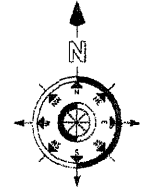


NOTE:
 DIMENSION LINES ARE PULLED FROM
 EDGE OF BRICK LEDGE. IF NO BRICK LEDGE
 EXISTS, DIMENSIONS WILL BE FROM EDGE
 OF FOUNDATION

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

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

NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS
 AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNER ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOCAD. SEE SEPARATE DRAWINGS BY OTHERS
 FOR ENGINEERING DATA.



SCALE: 1"=20'-0"

SITE PLAN INFORMATION	
SUBDIVISION NAME	WHITE WILLOWS SUBDIVISION
PILING NUMBER	2
LOT NUMBER	4
BLOCK NUMBER	19
STREET ADDRESS	2857 CHAMONILE DRIVE
COUNTY	MEZA
GARAGE SQ. FT.	585 SF
LIVING SQ. FT.	1840 SF
LOT SIZE	9233 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'