

Fence Permit

PERMIT # N^o 15930

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: 420 1/2 Bear Dance Drive - 81504

Property Tax No: 2943-174 -42-007

Subdivision: Country Place Estates Lot 7 B/K 5

Property Owner: Terrymichens. Brianna Bishop

Owner's Telephone: 303.921.4660. 970.361.7054

Owner's Address: 420 1/2 Bear Dance Drive. 81504

Contractor's Name: Steve Madison. Madison Construction

Contractor's Telephone: 970.243.8190

Contractor's Address: NO address available

Fence Material & Height: 6' cedar fence - gate will be installed for ^{10'} IRRIGATION easement access

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>R8</u>	SETBACKS: Front	<u>20'</u> 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 Brianna Bishop Date 4/10/09

Planning Approval C. McKee Date 4/10/09

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)

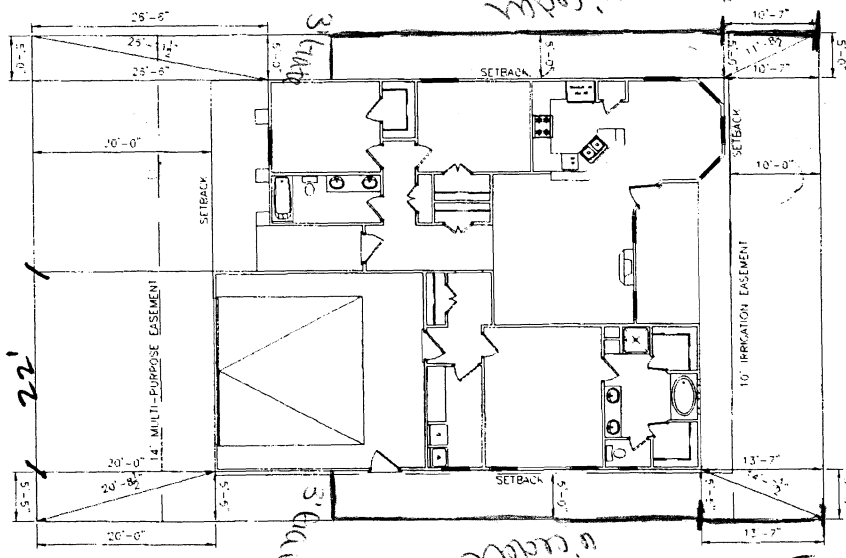
(White: Planning)

(Yellow: Applicant)

(Pink: Neighborhood Services)

Approved OK by your former Homeowner
420/12

BEAR DANCE DRIVE



ACCEPTED *Griff Jacobson*
420 1/2 BEAR DANCE DR. E.
MESA, AZ 85206
OCC
INT

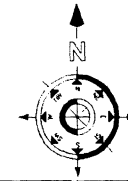
10' detachable w/ cedar fence
10' detachable w/ cedar fence
10' detachable w/ Fall cedar fence

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 OWNERS 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 AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

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

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.



SITE PLAN INFORMATION	
SUBDIVISION NAME	COUNTRYPLACE ESTATES
FILING NUMBER	N/A
LOT NUMBER	7
BLOCK NUMBER	8
STREET ADDRESS	420 1/2 BEAR DANCE DRIVE
COUNTY	MESA
GARAGE SQ. FT.	516 SF
LIVING SQ. FT.	1538 SF
LOT SIZE	4877 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 10'

SCALE: 1" = 20'-0"