

Fence Permi

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

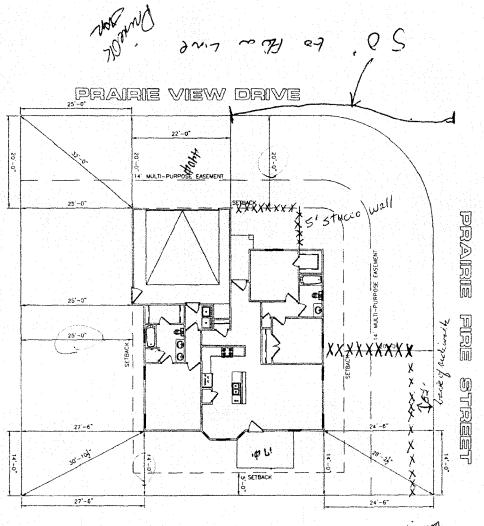
Fee \$10.00

16410

PERMIT # Nº

Property Address: 3033 PRAIRIE VIEW DR. Property Tax No: 2943-162-99-005 Property Owner: STEDHEN SAMPLE Owner's Telephone: HOME (970) 361-4149 CEII (970) 208-5867 Owner's Address: 3033 PRAIRIE VIEW DR Contractor's Name: Contractor's Telephone: Contractor's Address: Fence Material & Height: 6' vinyl or cedar 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 R-5 SETBACKS: Front_____ from property line (PL) or SPECIAL CONDITIONS fence must be 62' _____ from center of ROW, whichever is greater. back of walk on east side (if 6'tall) 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 Date 05/19/10 Planning Approval Gargeen Herderson Date 5-19-10 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)

(Pink: Neighborhood Services) (White: Planning) (Yellow: Applicant)



ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. 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



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

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 VERSY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION AND DIMENSIONS PRODUCT TO CONSTRUCTION.

LINE OF THIS PLAN CONSTRUCTS BUILDER AND OR HOME OWNERS ACCEPTANCE.

J. ALL DIMENSIONS AFE TO ECCE OF FOUNDATION UNLESS CITIES WEST, NOTED.

B. BALER'S AND OR DIMEN'S TO VERNEY ALL STERNAYS AND EAST-WEST.

J. THIS FUM HOM NOT SEEN ENGINEERED BY AUTOURANT. SEE SEPARATE DRAWME
TOR DEPORTEMENT DATA.

SUBDIVISION NAME	PRARIE VIEW SOUTH
ILING NUMBER	1
LOT NUMBER	5
BLOCK NUMBER	4
STREET ADDRESS	3033 PRAIRIE VIEW
COUNTY	MESA
GARAGE SQ. FT.	473 SF
COVERED ENTRY SQ. FT.	43 SF
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1344 SF
LOT SIZE	7502 SF
SETBACKS USED	FRONT 20'
	SIDES 5
	REAR 25'

SCALE: 1

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