

Fence Permit

PERMIT # NO 16243

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: 464 SNOW MESA CT
 Property Tax No: 2947-271-15-029
 Subdivision: THE SEASONS
 Property Owner: GRETA CHATTERSON
 Owner's Telephone: _____
 Owner's Address: 464 SNOW MESA CT
 Contractor's Name: KIRK COLBA
 Contractor's Telephone: 210-0727
 Contractor's Address: 678 TRANQUIL TRAIL
 Fence Material & Height: STUCCO VINYL 6' TO MATCH EXISTING HOUSE.

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 PD 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 Kirk Colba Date 7/12/10
 Planning Approval Gayleen Henderson Date 7-12-10
 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)

(White: Planning)

(Yellow: Applicant)

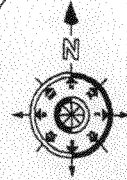
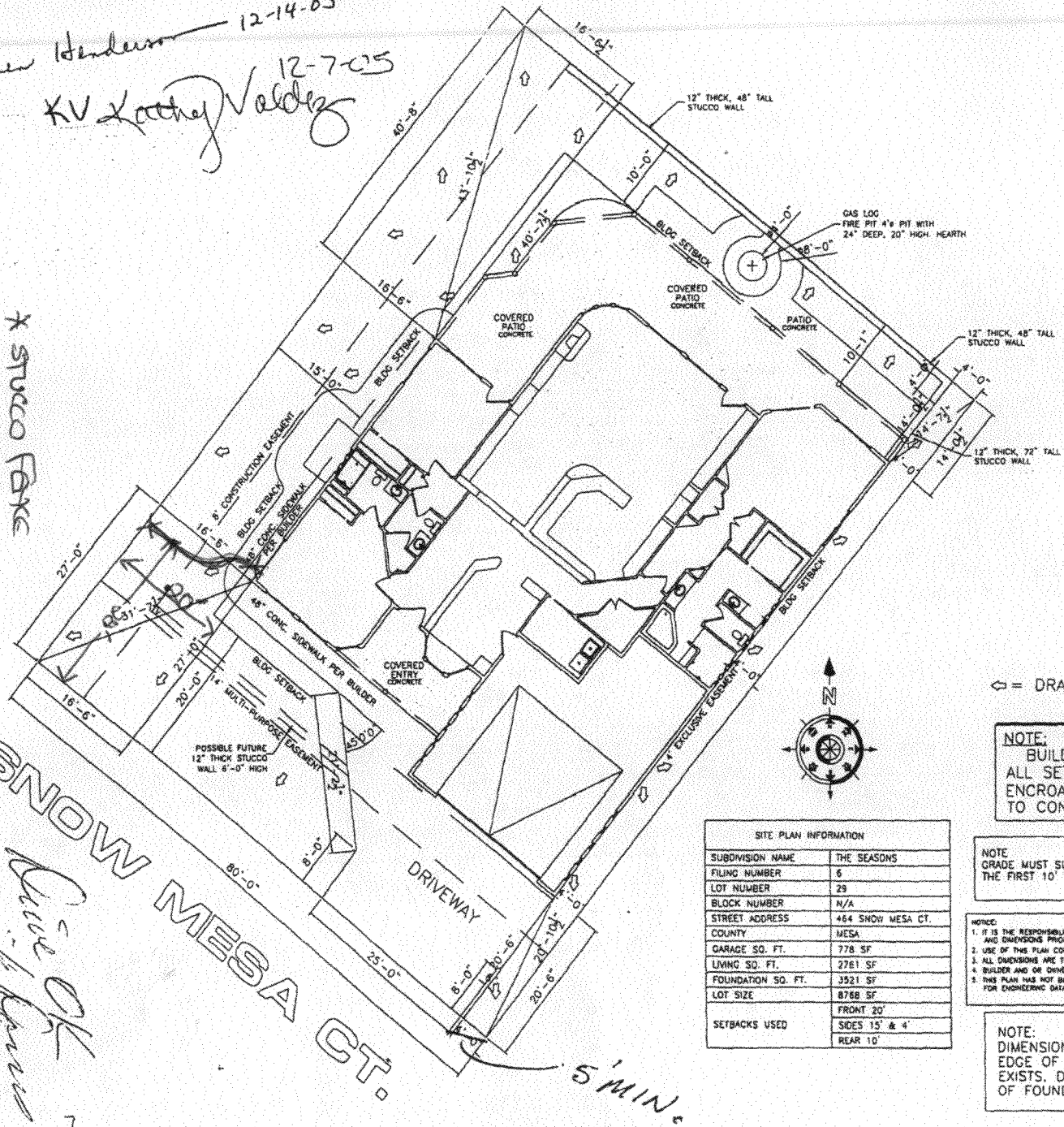
(Pink: Neighborhood Services)

Jaylen Henderson 12-14-05
 KV Kathy Valdez 12-7-05

X STUCCO FAK
 X 6' at highest
 step down to S'
 X 4' water gate

SNOW MESA CT.
 DRIVEWAY
 POSSIBLE FUTURE
 12" THICK STUCCO
 WALL 6'-0" HIGH

Price OK
 Track Review
 12-9-05



⇨ = DRAINAGE ARROWS

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

NOTE
 GRADE MUST SLOPE AWAY FROM HOUSE 8" OF FALL IN
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

SITE PLAN INFORMATION	
SUBDIVISION NAME	THE SEASONS
FILING NUMBER	6
LOT NUMBER	29
BLOCK NUMBER	N/A
STREET ADDRESS	464 SNOW MESA CT.
COUNTY	MESA
GARAGE SQ. FT.	778 SF
LIVING SQ. FT.	2781 SF
FOUNDATION SQ. FT.	3521 SF
LOT SIZE	8768 SF
SETBACKS USED	FRONT 20'
	SIDES 15' & 4'
	REAR 10'

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

5' MIN.
 SCALE: 1"=20'-0"