

FEE \$10.00

PERMIT # 13210

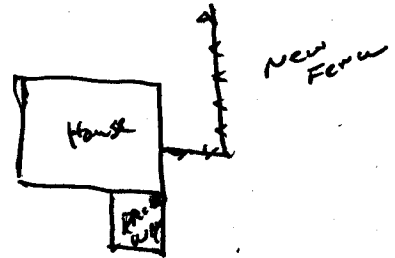


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 2812 Village Park
PROPERTY TAX NO: 2943-003-44-013
SUBDIVISION: Village Park
PROPERTY OWNER: Blue Star
OWNER'S PHONE: 255-8853
OWNER'S ADDRESS: 2350 rd
CONTRACTOR NAME: D&R Fence
CONTRACTOR'S PHONE: 874-1826
CONTRACTOR'S ADDRESS: Delta
FENCE MATERIAL & HEIGHT: 6 cedar

PLOT PLAN



Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, & fence height(s). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD
SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS
Side 0' from PL Rear 0' 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 Community Development 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 [Signature]
Community Development's Approval [Signature]
City Engineer's Approval (if required)

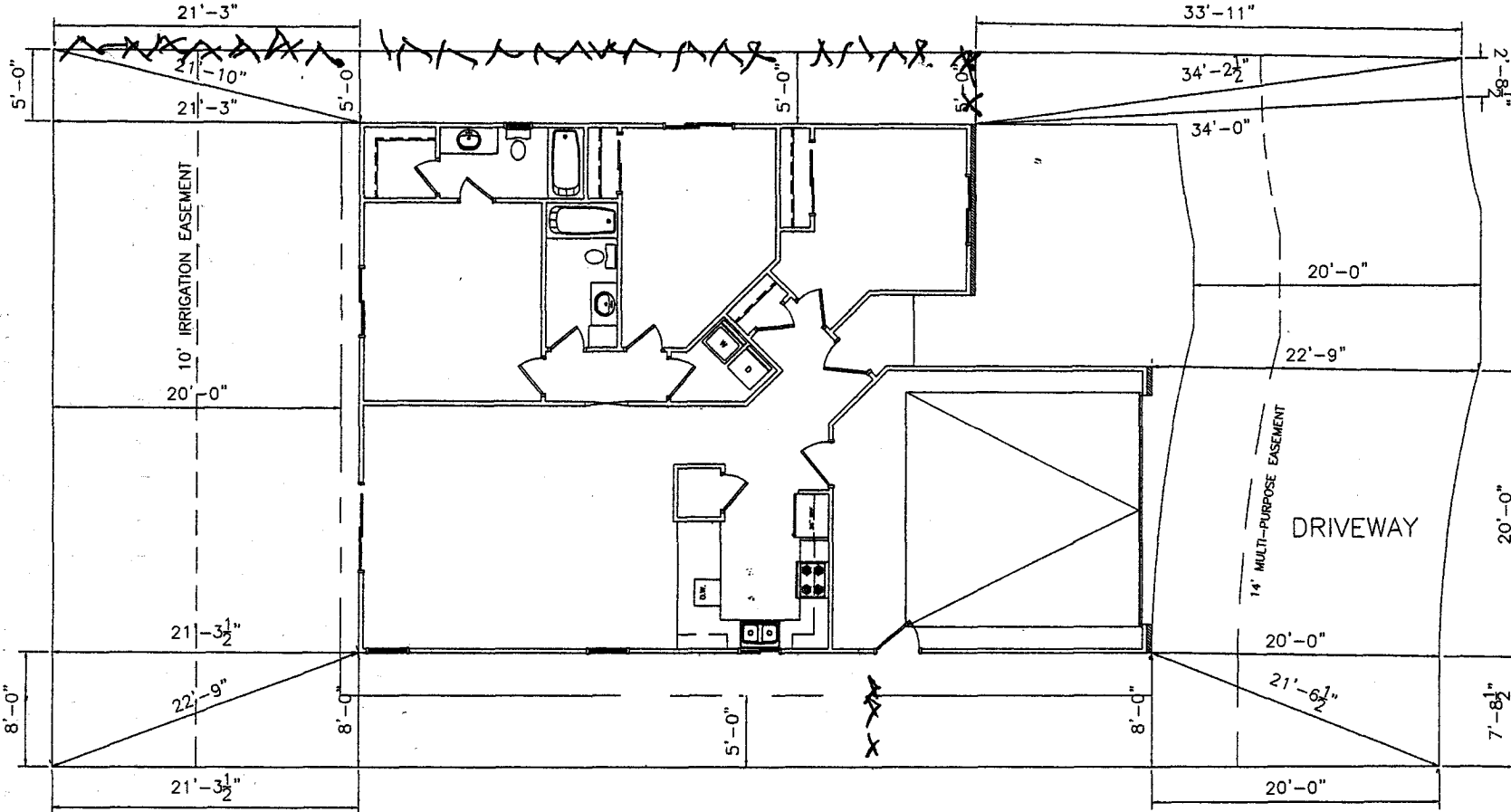
Date 8/2/04
Date 8/3/04
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

- 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 FACE OF STUD UNLESS OTHER WISE NOTED.
  4. WALLS ARE DRAWN AS 3-1/2" THICK FOR 2x4 WALLS AND 6-1/2" FOR 2x6 WALLS
  5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

BLOCK 5  
 LOT 13  
 4900 sf  
 2812 VILLAGE PARK DR.

SETBACKS:  
 FRONT SB TO GARAGE 20' (15' TO HOUSE)  
 SIDE SB 5'  
 REAR SB BY GRAND VIEW 25'  
 REAR SB BY DAWN 20'  
 REAR SB BY VILLAGE PARK 10'



VILLAGE PARK DRIVE

**COPY**

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

THE CAMERON (NARROW OF CARLETON)

NOTE:  
 DIMENSIONS PULLED TO BRICK LEDGE  
 VERIFY WITH FLOORPLAN

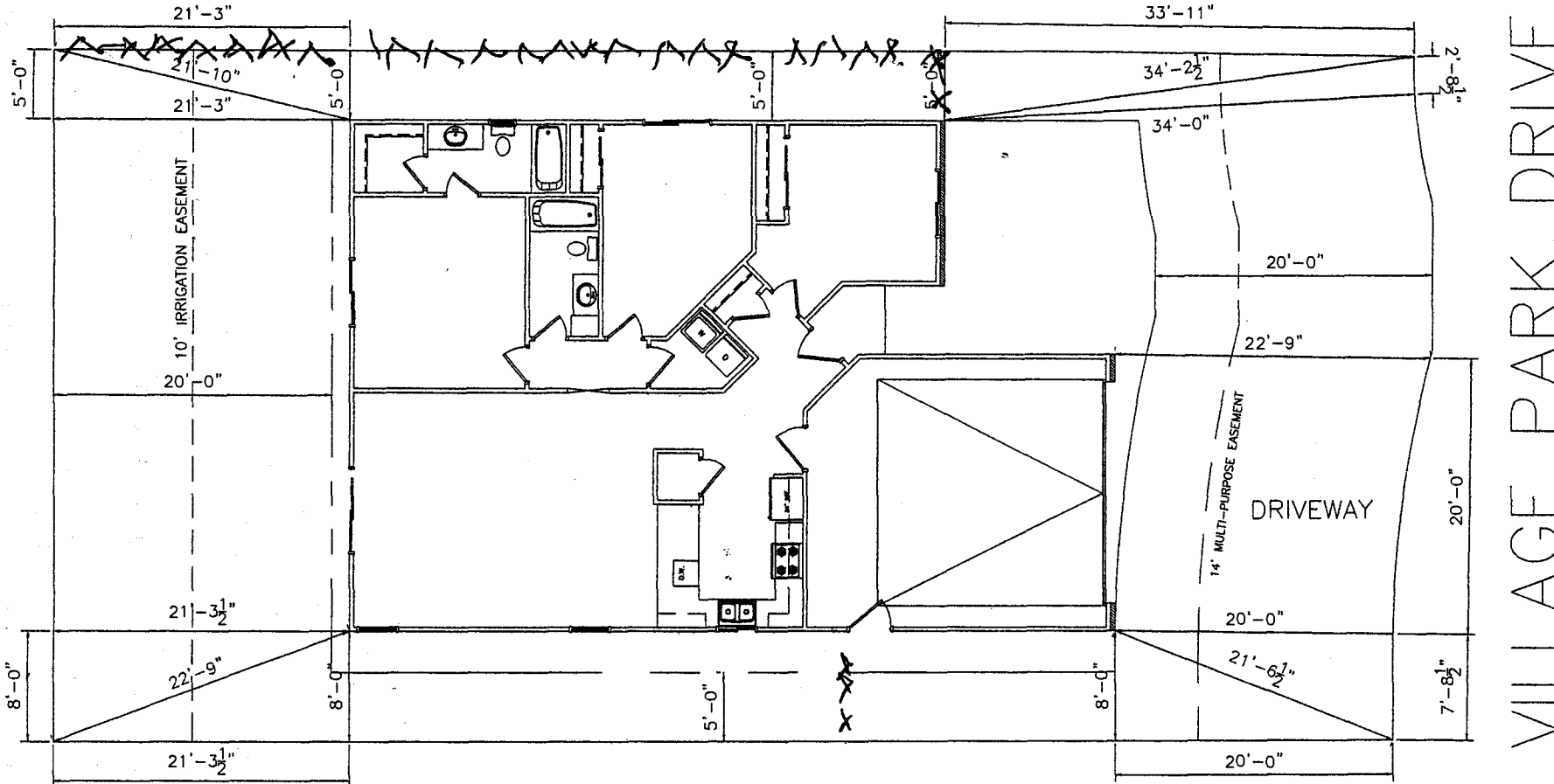
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