

FEE \$10.00

PERMIT # 10173

### FENCE PERMIT

#### GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2560 Westwood Drive  
 TAX SCHEDULE NO 2945-031-41-011  
 PROPERTY OWNER David L + Kim Lundy  
 OWNER'S PHONE (970) 255-9495  
 OWNER'S ADDRESS 2560 Westwood Drive  
 CONTRACTOR Castle Homes INC. Self  
 CONTRACTOR'S PHONE 248 9708 Sameas  
 FENCE MATERIAL Cedar / split rail <sup>above</sup>  
 FENCE HEIGHT 6' / 4'

See Attached

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).

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-2.93  
 SPECIAL CONDITIONS \_\_\_\_\_  
 \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) or  
 \_\_\_\_\_ 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 5-5-5B 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 11/24/97  
 Date 11-24-97  
 Date \_\_\_\_\_

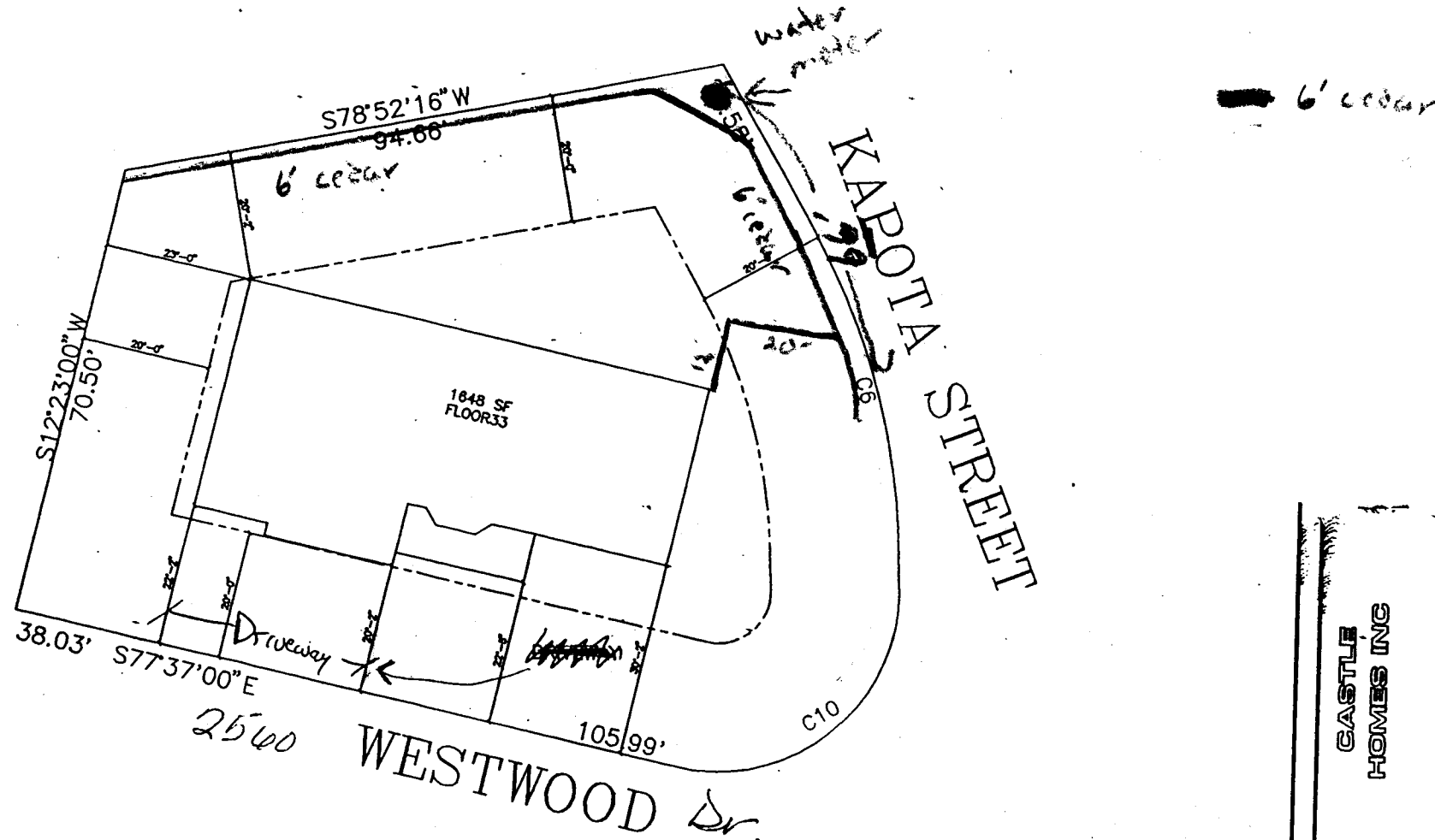
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Community Development) (Yellow: Code Enforcement) (Pink: Customer)

CASTLE HOMES INC  
 VALLEY MEADOWS EAST - FILING No. THREE

REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

BLOCK 1  
 LOT 1



≡ N.T.S.

Driveway location o.k.  
 K. Ashlock 5/8/97

CASTLE HOMES INC	
DATE	2-2-97
SCALE	N.T.S.
TYPE	TEMPLATE DWG
BY	
CHECKED	
DATE	
BY	
CHECKED	
DATE	