

FEE \$40.00

PERMIT # 11160

*(Handwritten initials)*

# FENCE PERMIT

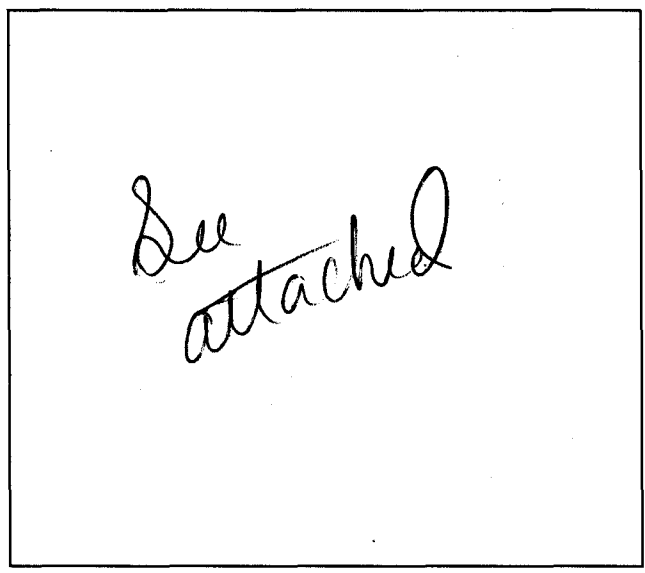
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 791 1/2 Josilyn Court  
 TAX SCHEDULE NO. 2701-351-57-007  
 PROPERTY OWNER Jaden + Andra Nourse  
 OWNER'S PHONE 970 257-1004  
 OWNER'S ADDRESS 791 1/2 Josilyn Court  
 CONTRACTOR Alpine CM  
 CONTRACTOR'S PHONE 245-2505  
 CONTRACTOR'S ADDRESS 1111 So. 12th St. G.J.  
 FENCE MATERIAL Cedar  
 FENCE HEIGHT 6'-0"



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 PD  
 SPECIAL CONDITIONS \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater.  
 Side 5' from PL Rear 15' 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.

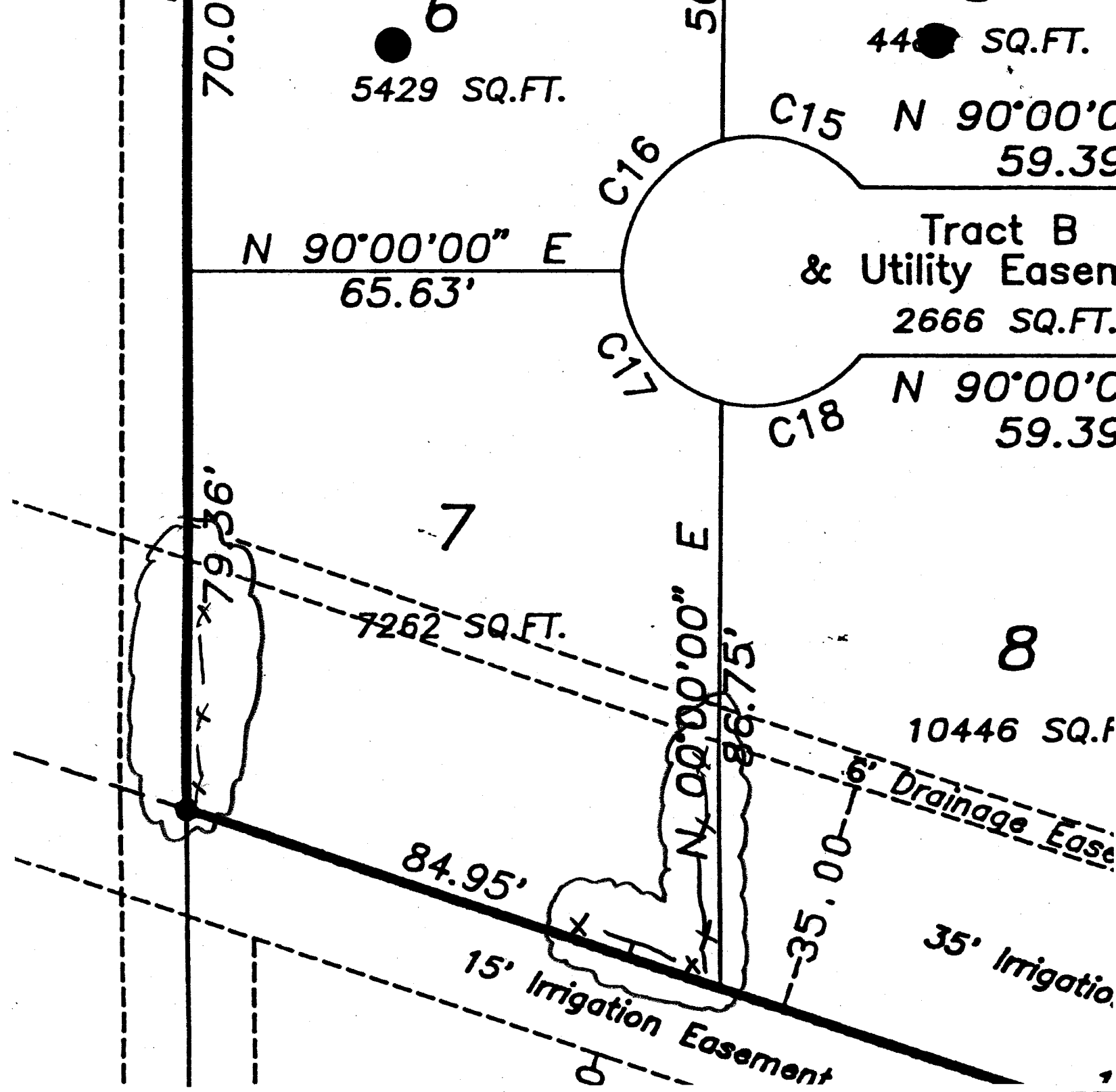
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply.

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 *N. K. [Signature]*  
 Community Development's Approval *C. Faye [Signature]*  
 City Engineer's Approval (if required) \_\_\_\_\_

Date 10/13/00  
 Date 10/13/00  
 Date \_\_\_\_\_

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Code Enforcement)



70.0

5429 SQ.FT.

448 SQ.FT.

C15 N 90°00'00" E 59.39

N 90°00'00" E 65.63'

Tract B & Utility Easement 2666 SQ.FT.

N 90°00'00" E 59.39

79.36'

7262 SQ.FT.

10446 SQ.FT.

N 00°00'00" E 86.75'

Drainage Easement

84.95'

35.00'

15' Irrigation Easement

35' Irrigation