

FEE \$10.00

PERMIT # 11777

AC

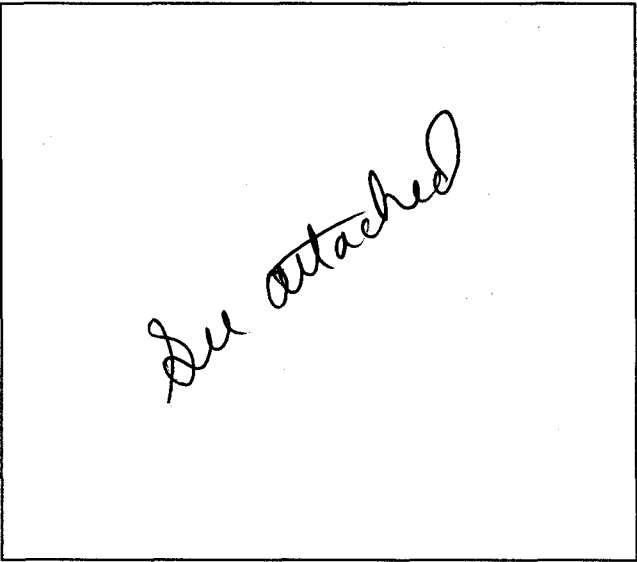


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 651 HUDSON BAY CT
TAX SCHEDULE NO 2943051-70-001
PROPERTY OWNER DONALD + VONDELL PURDY
OWNER'S PHONE 256-0817
OWNER'S ADDRESS 651 HUDSON BAY CT
CONTRACTOR J+S FENCE
CONTRACTOR'S PHONE
CONTRACTOR'S ADDRESS GR Jct
FENCE MATERIAL PVC
FENCE HEIGHT 4'



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 20' 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 Donald + VonDell Purdy
Community Development's Approval C. Faye Hubson
City Engineer's Approval (if required)

Date 7-20-01
Date 7-20-01
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)

BROOKSIDE DRIVE

HUDSON BAY COURT

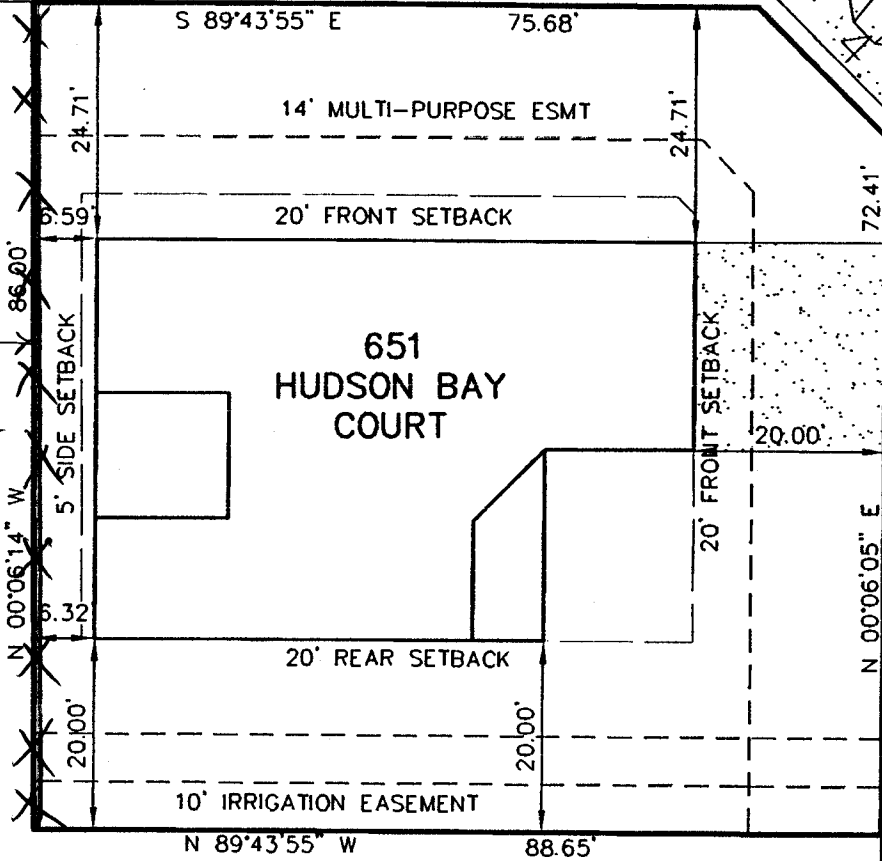
S 89°43'55" E 75.68'

14' MULTI-PURPOSE ESMT

20' FRONT SETBACK

651 HUDSON BAY COURT

4' HIGH  
WHITE PVC  
BASKET  
WEAVE  
80 FT  
EST COST  
\$1344



1" = 20'

Don Purdy  
651 Hudson Bay Court  
Grand Junction, CO 81504  
(970) 256-0817

JOB NO. 40018-11.04