

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

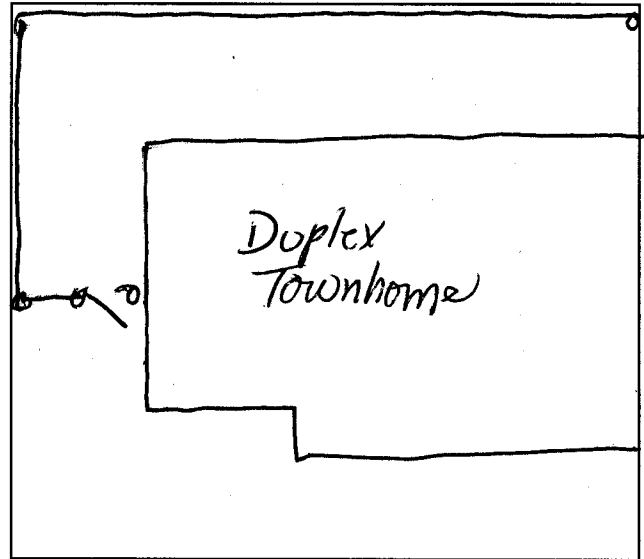


THIS SECTION TO BE COMPLETED BY APPLICANT

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PLOT PLAN ↑

PROPERTY ADDRESS 665a Gemstone Ct
 TAX SCHEDULE NO 2945-032-74-003
 PROPERTY OWNER Lee Sybrant
 OWNER'S PHONE 242-9543
 OWNER'S ADDRESS 665 A Gemstone Ct.
 CONTRACTOR J+S Fence Co, Inc
 CONTRACTOR'S PHONE 243-2723
 CONTRACTOR'S ADDRESS 2886 E-70 Bus. Loop
 FENCE MATERIAL Cedar
 FENCE HEIGHT 6'4"



Gemstone Ct.

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
 SPECIAL CONDITIONS _____

SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater.
 Side 7' from PL Rear 23' 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 J+S Fence Co, Inc, John Palmer Date 4-4-02
 Community Development's Approval Pat Bushman Date 4-4-02
 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: Customer) (Pink: Code Enforcement)