



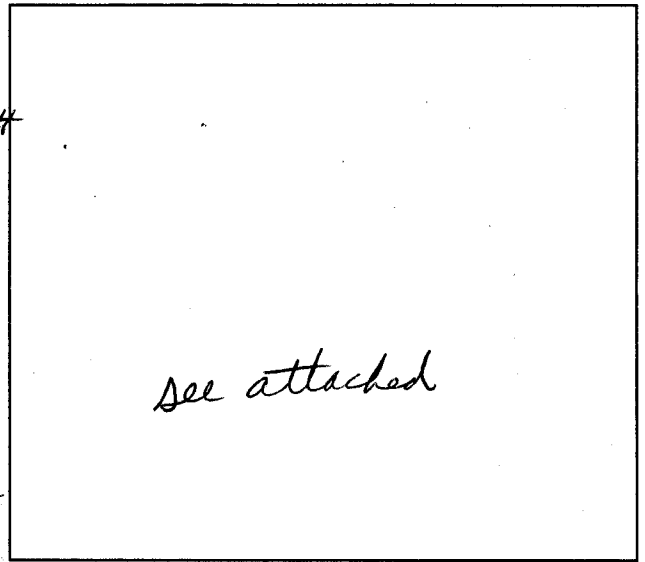
FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2970 Brookside
 TAX SCHEDULE NO 2943-051-72-021
 PROPERTY OWNER [Redacted]
 OWNER'S PHONE 255-8580
 OWNER'S ADDRESS 2970 Brookside Dr.
 CONTRACTOR Grace Homes + Const.
 CONTRACTOR'S PHONE 523-5555
 CONTRACTOR'S ADDRESS 786 Valley Ct.
 FENCE MATERIAL Cedar 4" picket w/ lattice top
 FENCE HEIGHT 5'



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 _____ from property line (PL) or
 SPECIAL CONDITIONS fence must be open _____ from center of ROW, whichever is greater.
space may be 4 1/2' solid w/ Side _____ from PL Rear _____ from PL
one foot lattice on top per a total _____ 5 1/2'

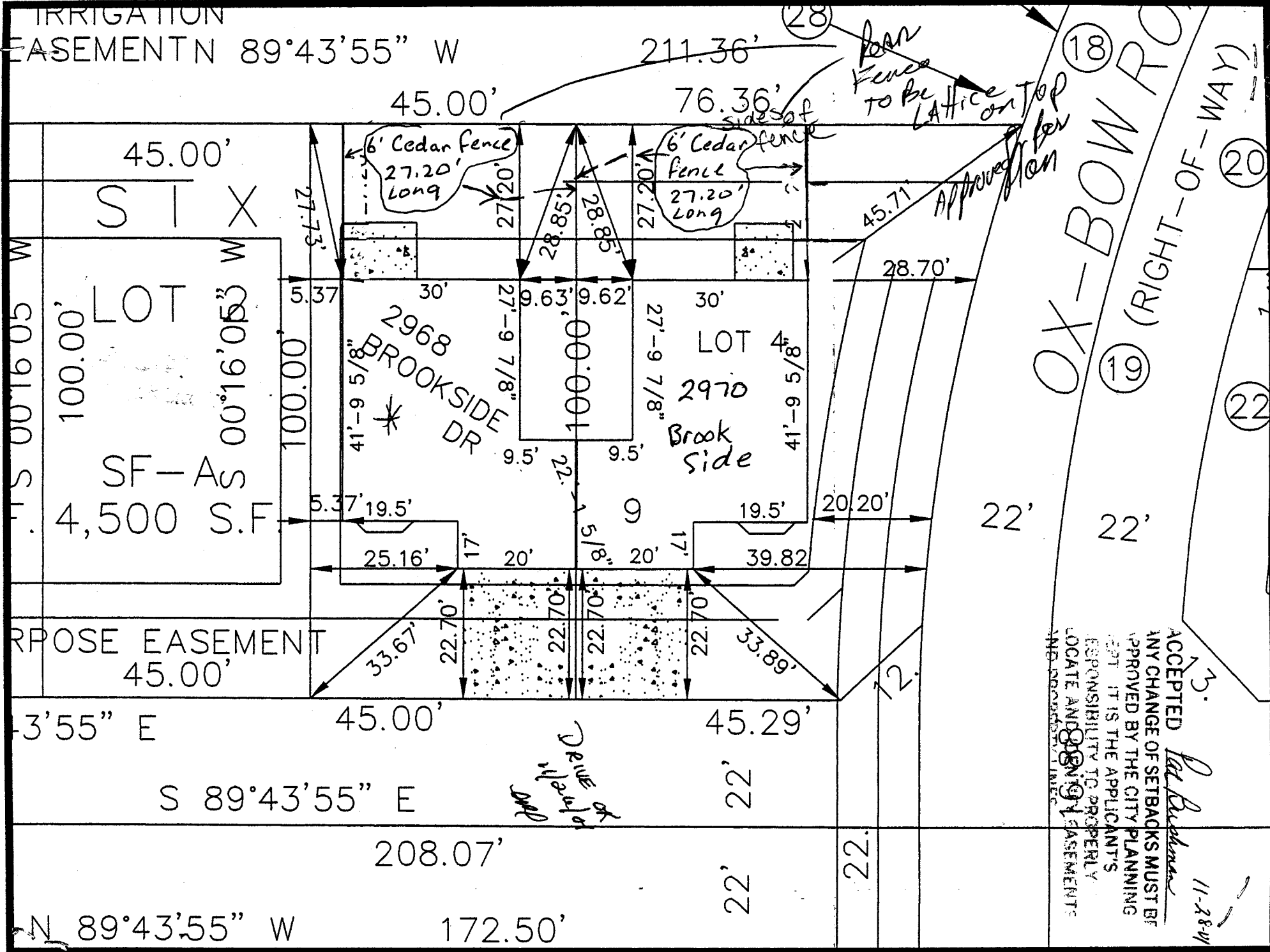
Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corner lot that extends past the rear of the house along the side yard or abuts an alley requires approval from the City Engineer (Section 4.1.J of the Grand Junction Zoning 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 _____ Date 10-24-02
 Community Development's Approval Gaylean Henderson Date 10-24-02
 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)



ACCEPTED *Pat Buchanan*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND ~~88~~ 19 EASEMENTS
 AND RECORD SETBACK LINES
 11-28-11

Lean Fence to be Lattice on top
Approved Plan

DRIVE or
WALKWAY

OX-BOW ROAD (RIGHT-OF-WAY)

IRRIGATION EASEMENT N 89°43'55" W

PROPOSED EASEMENT 45.00'

3'55" E 45.00'

S 89°43'55" E

N 89°43'55" W 172.50'

LOT 2968
 100.00' SF - AS
 4,500 S.F.

LOT 2970
 100.00' Brook Side

BROOKSIDE DR

S 00°16'05" W

ST X

S 00°16'05" W

S 00°16'05" W

S 00°16'05" W

S 00°16'05" W

S 00°16'05" W

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