



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

2

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 475 n junct 65 81504

TAX SCHEDULE NO 2943-161-97-008

PROPERTY OWNER JASON Willden

OWNER'S PHONE 434-3187

OWNER'S ADDRESS 475 n sun ct

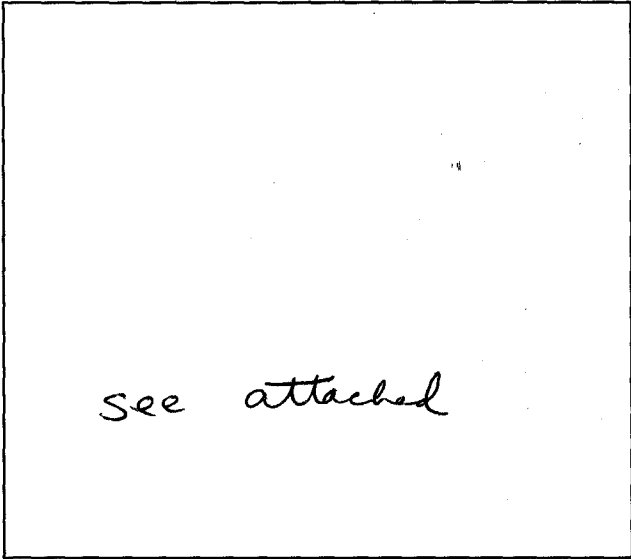
CONTRACTOR JBS Fence

CONTRACTOR'S PHONE 243-2723

CONTRACTOR'S ADDRESS 2886 1-70

FENCE MATERIAL Chain Link

FENCE HEIGHT 4 ft in front, 6 ft in ^{sides} ~~Back~~



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 Rmf-5

SETBACKS: Front _____ from property line (PL) or

SPECIAL CONDITIONS _____

_____ 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 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 Lynsey Stevenson

Date 4-14-03

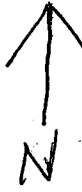
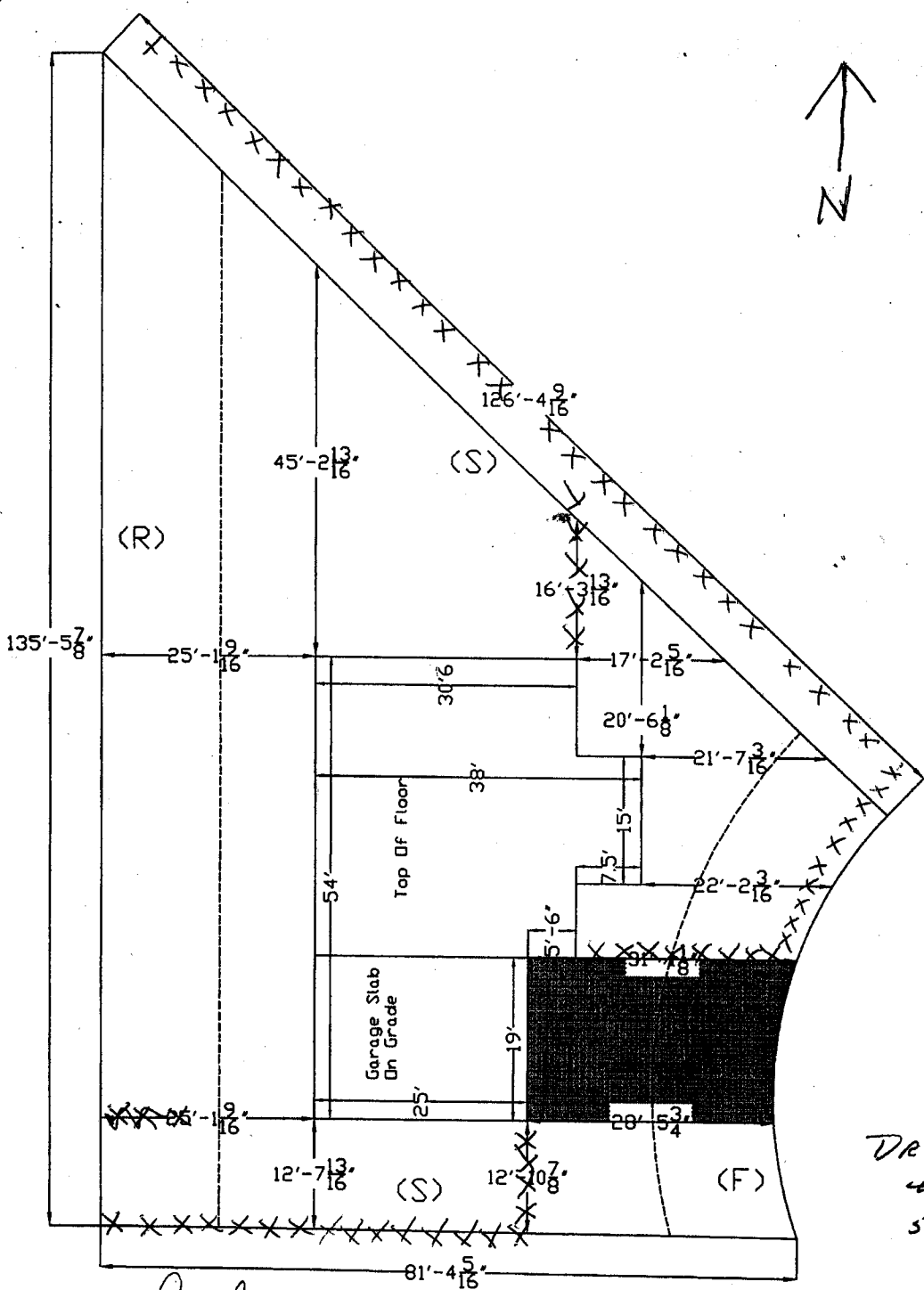
Community Development's Approval Gaylean Henderson

Date 4-14-03

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)



DRIVE OK
DMJ
5/21/02

ACCEPTED *Pat Bushman* 6-4-02
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENT
 AND PROPERTY LINE

 N	Wilden Residence	
	475 N. Sun Ct.	
Lot 8 Block 1	Fruitvale Meadows	SQ.FT. 7978
	SCALE	The Energy Office