



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Handwritten circled number 10

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 685 MOONRISE CT

TAX SCHEDULE NO 2945-031-67-005

PROPERTY OWNER ED & LINDA BILLINGS

OWNER'S PHONE 970-263-9382

OWNER'S ADDRESS 685 MOONRISE CT

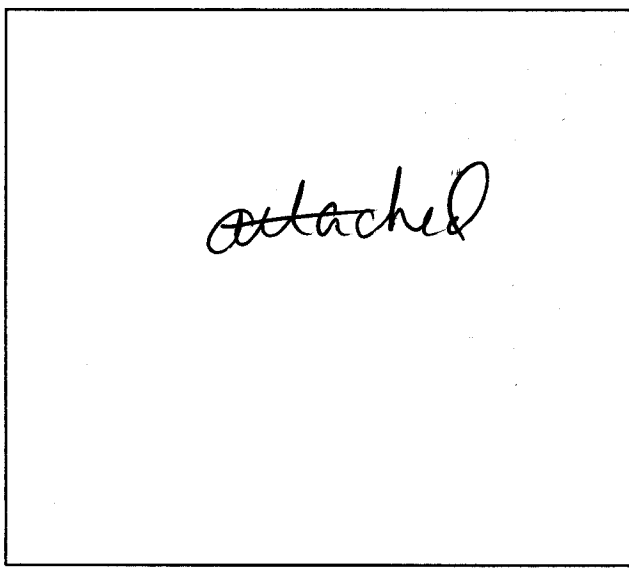
CONTRACTOR

CONTRACTOR'S PHONE

CONTRACTOR'S ADDRESS

FENCE MATERIAL WHITE VINYL 6'

FENCE HEIGHT 6'



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

SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater.

SPECIAL CONDITIONS Fence on N side will be 20' from prop line.

Side 0' from PL Rear 0' 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 Edward A. Billings

Date 4/17/03

Community Development's Approval C. Faye Gibson

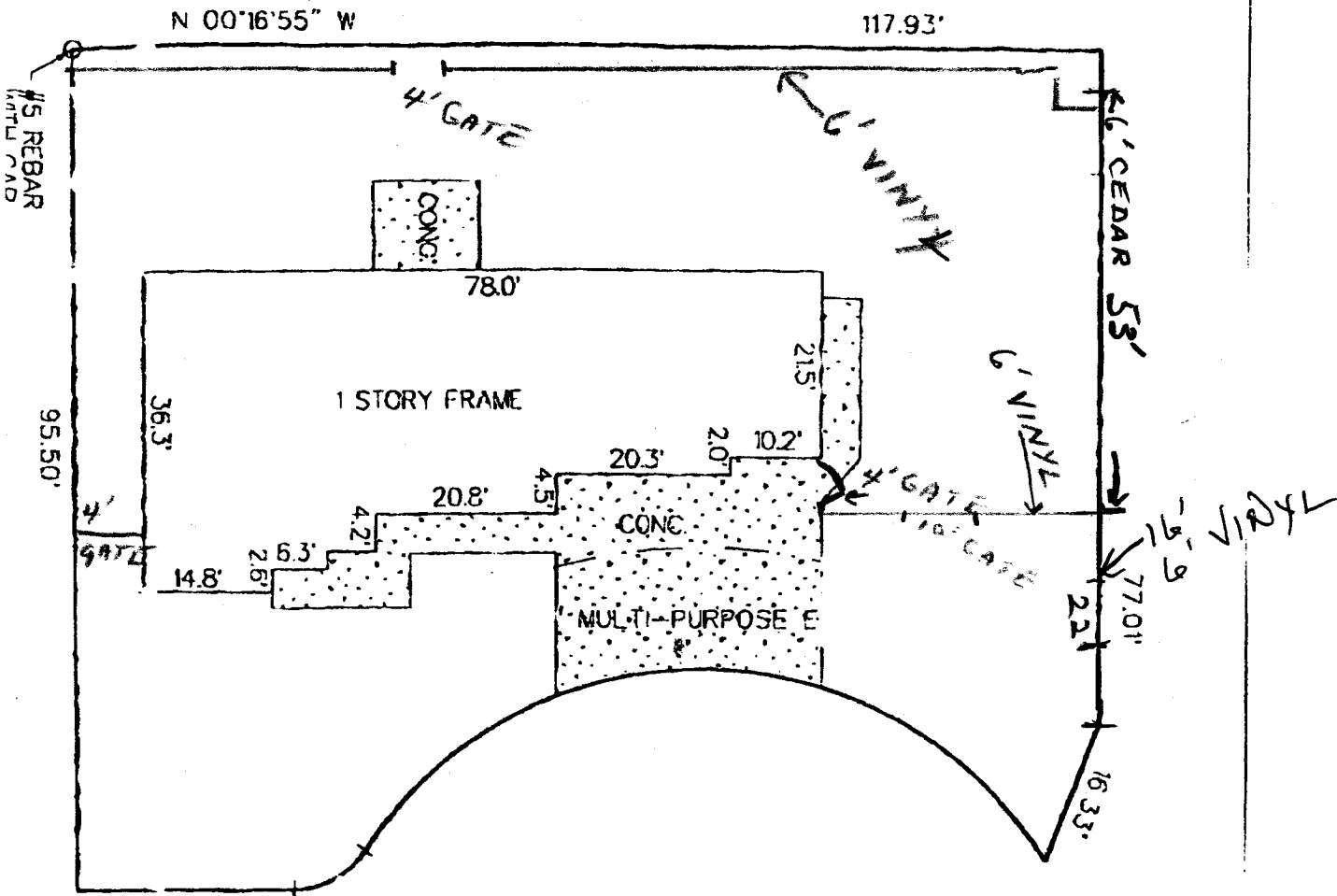
Date 4/17/03

City Engineer's Approval (if required)

Date

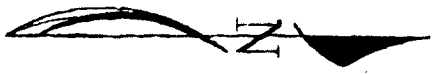
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code) (White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

25 1/2 ROAD



685 MOONRISE COURT

SCALE: 1" = 20'



# City of Grand Junction

Community Development Department  
• Planning ! Zoning ! Code Enforcement  
250 North 5th Street  
Grand Junction, CO 81501-2668

Phone: (970) 244-1430  
FAX: (970) 256-4031

## RECORD OF DECISION / FINDINGS OF FACT

DATE: December 11, 2002

FILE: VAR-2002-227

LOCATION: 685 and 687 Moonrise Court

PETITIONERS: Ed & Linda Billings and Larry Simco

REPRESENTATIVE: Larry Simco  
3032 I-70 Business Loop  
Grand Junction, CO 81504  
434-4616

PLANNER: Ronnie Edwards

PROJECT IS: **Approved**

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The Grand Junction Board of Appeals, in accordance with Section 2.16.C.4 of the Zoning and Development Code, approved this request for a variance to the fence regulations on December 11, 2002.

The approval is for a fence up to six-feet in height to be installed on property line adjacent to 25 ½ Road along the two residential lots within Moonrise East Subdivision.

A fence permit must be obtained for each residential lot before installation. The permit is good for six months from the date of issuance. It is the owner's responsibility to correctly identify location of property lines and underground locates.

The fees for the fence permits have been waived, as they are included in the variance application fee.

If you have any questions, do not hesitate to call.

Ronnie Edwards  
Associate Planner  
256-4038