

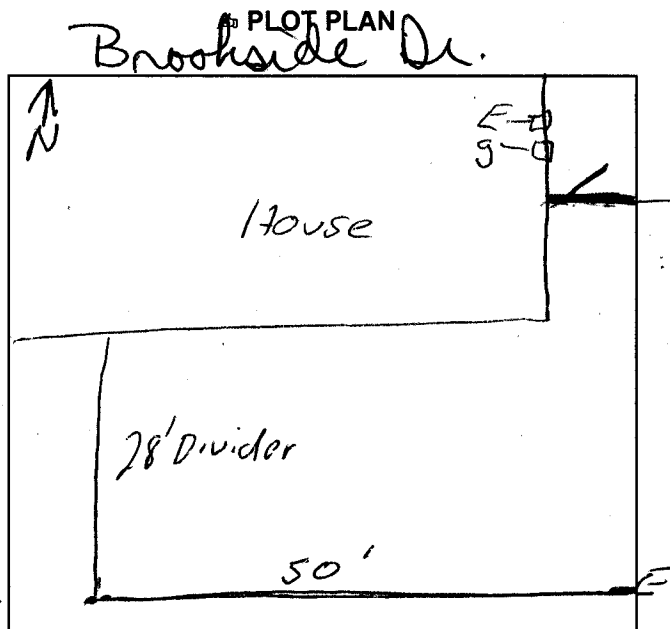
# FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 2967 Brookside Dr.  
 TAX SCHEDULE NO 2943-051-74-003  
 PROPERTY OWNER Grace Homes  
 OWNER'S PHONE 523-5555  
 OWNER'S ADDRESS 786 Valky Ct  
 CONTRACTOR James Lower  
 CONTRACTOR'S PHONE 434-2474  
 CONTRACTOR'S ADDRESS 3226 Rood Ave  
 FENCE MATERIAL 4 1/2" Solid - 1 1/2" Cedar Lattice Fence  
 FENCE HEIGHT 4 1/2 Feet - 4 1/2" Solid 1 foot. w/ lattice



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 0' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater.  
 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 James P. Lower  
 Community Development's Approval C. Jay Gibson  
 City Engineer's Approval (if required) \_\_\_\_\_

Date 01-14-03  
 Date 1/14/03  
 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)