

2

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 653 Spring Brook Dr	<input checked="" type="checkbox"/> PLOT PLAN  <i>see attached</i>
PROPERTY TAX NO: 2943-051-75-002	
SUBDIVISION: Brookside	
PROPERTY OWNER: Troy Behrens/Danielle Thompson	
OWNER'S PHONE: 242-3532	
OWNER'S ADDRESS: 653 Spring Brook Dr	
CONTRACTOR NAME: <del>_____</del> Troy Behrens	
CONTRACTOR'S PHONE: 242-3532	
CONTRACTOR'S ADDRESS: 653 Spring Brook Dr	
FENCE MATERIAL & HEIGHT: wood 6 foot	

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 50' PD SETBACKS: Front 20' 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).

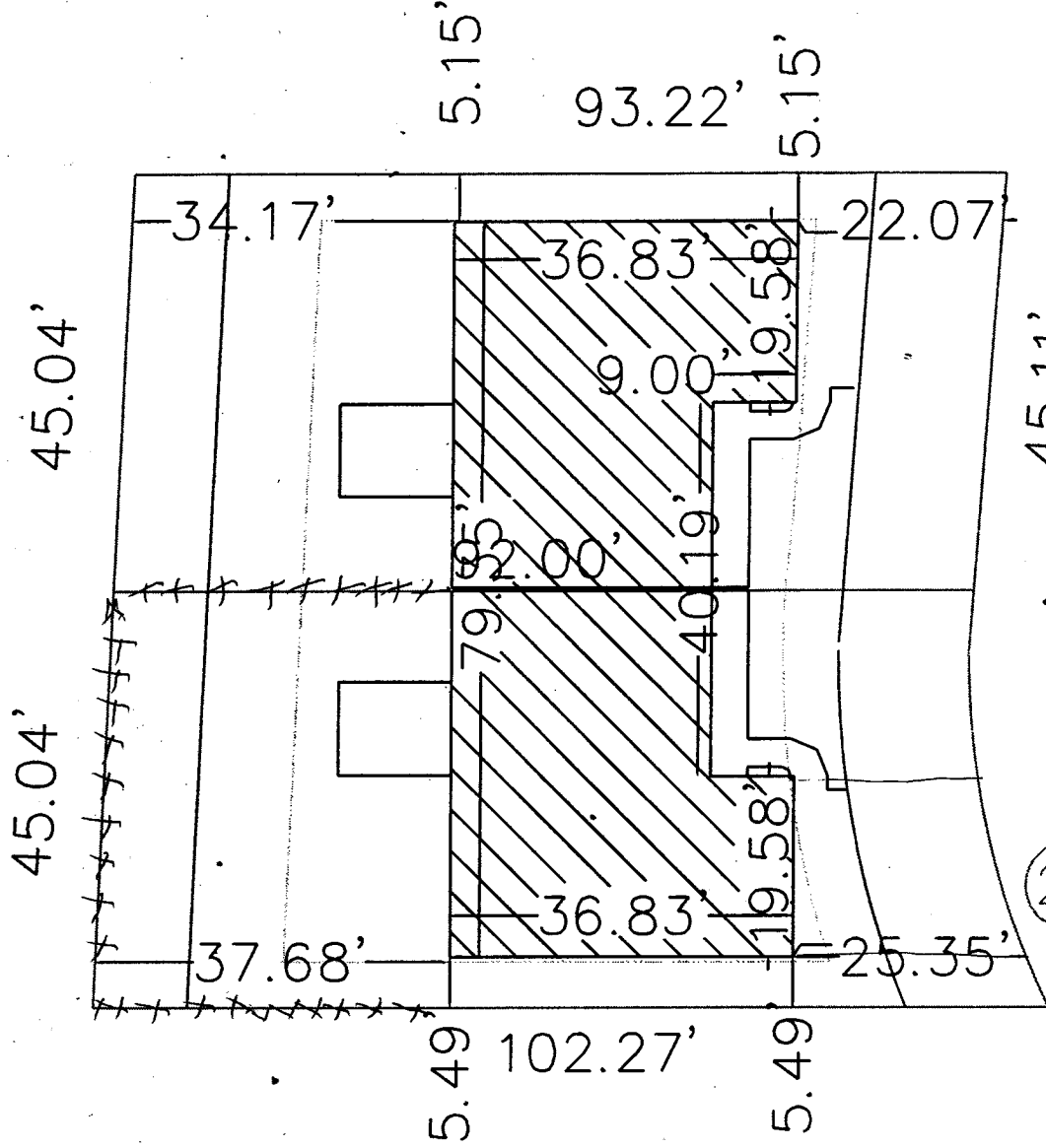
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 Danielle Behrens Date 6-21-04  
 Community Development's Approval Gayleen Henderson Date 6-21-04  
 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)

N



oc  
ec  
2/12/03

655 Springbrook  
Lot 3 Blk 5  
Driftwood #4 A  
02-12-03  
Scale 1=20

653 Springbrook  
Lot 2 Blk 5  
Driftwood #4 A  
02-12-03  
Scale 1=20

(23)

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.  
2/12/03  
[Signature]