



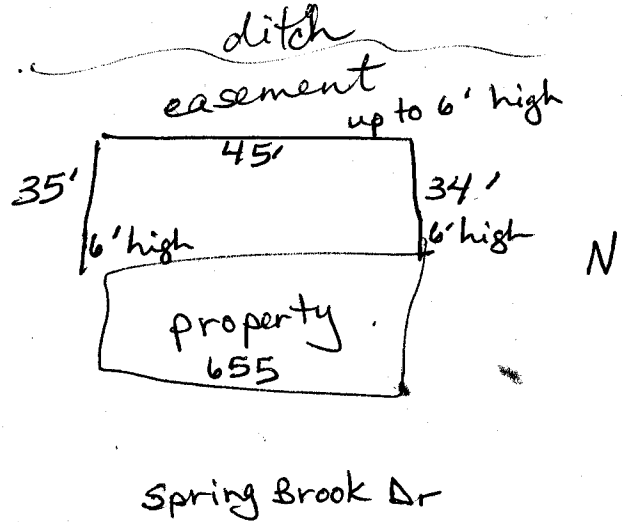
FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 655 Spring Brook Dr.
 PROPERTY TAX NO: 2943-051-75-003
 SUBDIVISION: Brookside
 PROPERTY OWNER: Amy J Gustavson
 OWNER'S PHONE: 970-256-0375
 OWNER'S ADDRESS: same
 CONTRACTOR NAME: self
 CONTRACTOR'S PHONE: same
 CONTRACTOR'S ADDRESS: same
 FENCE MATERIAL & HEIGHT: wood, not over 6'

PLOT PLAN



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 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.

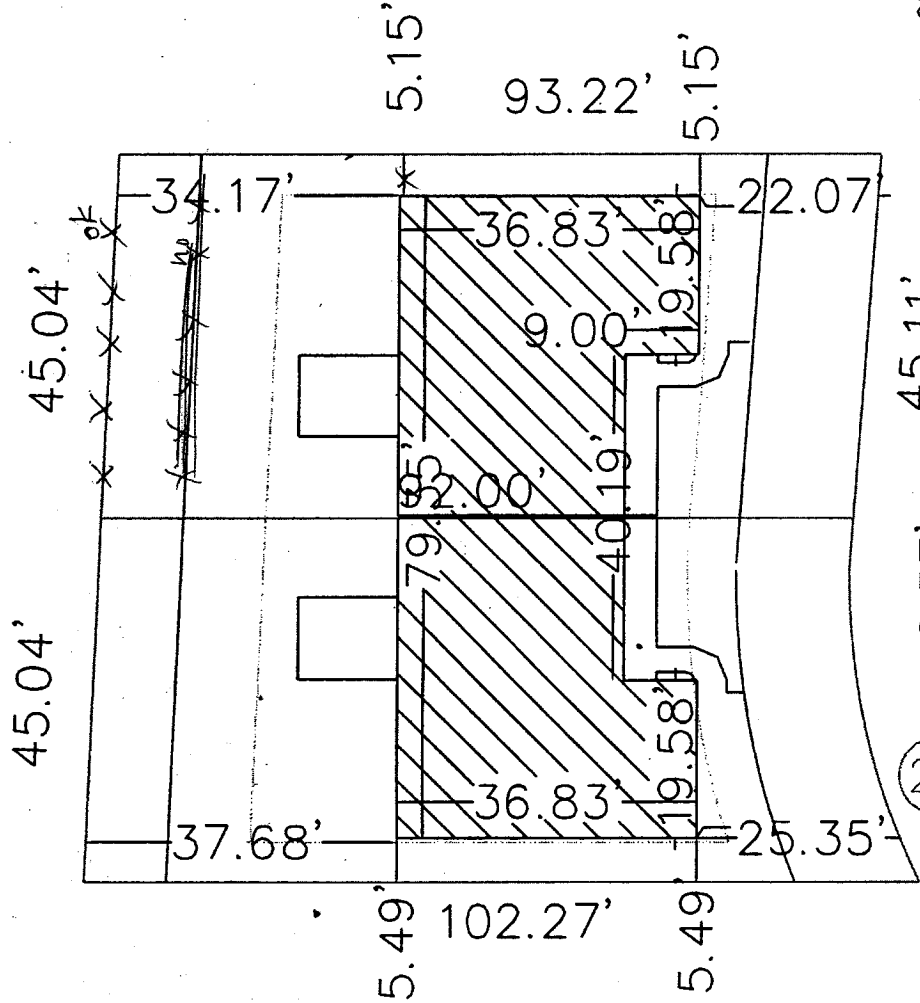
Applicant's Signature Amy J Gustavson
 Community Development's Approval Anta Costello
 City Engineer's Approval (if required) _____

Date 6-24-2004
 Date 6/24/04
 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)

2943-051-75-003

N



plw
ccw
2/19/03

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 by *John M. [Signature]*
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.