

FEE \$10.00

PERMIT # 12983



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 3062 JOEL CT
PROPERTY TAX NO: 2943-1121-12-014
SUBDIVISION: CIMARRON EAST
PROPERTY OWNER: GREAT NEW HOMES
OWNER'S PHONE: 434-4616
OWNER'S ADDRESS: 3032 I-70 BUSINESS
CONTRACTOR NAME: GREAT NEW HOMES
CONTRACTOR'S PHONE: 434-2000
CONTRACTOR'S ADDRESS: 3032 I-70 BUSINESS
FENCE MATERIAL & HEIGHT: CEDAR 6'

PLOT PLAN

See Attached

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 20' from property line (PL) or
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).

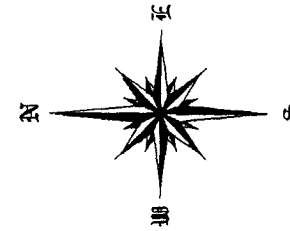
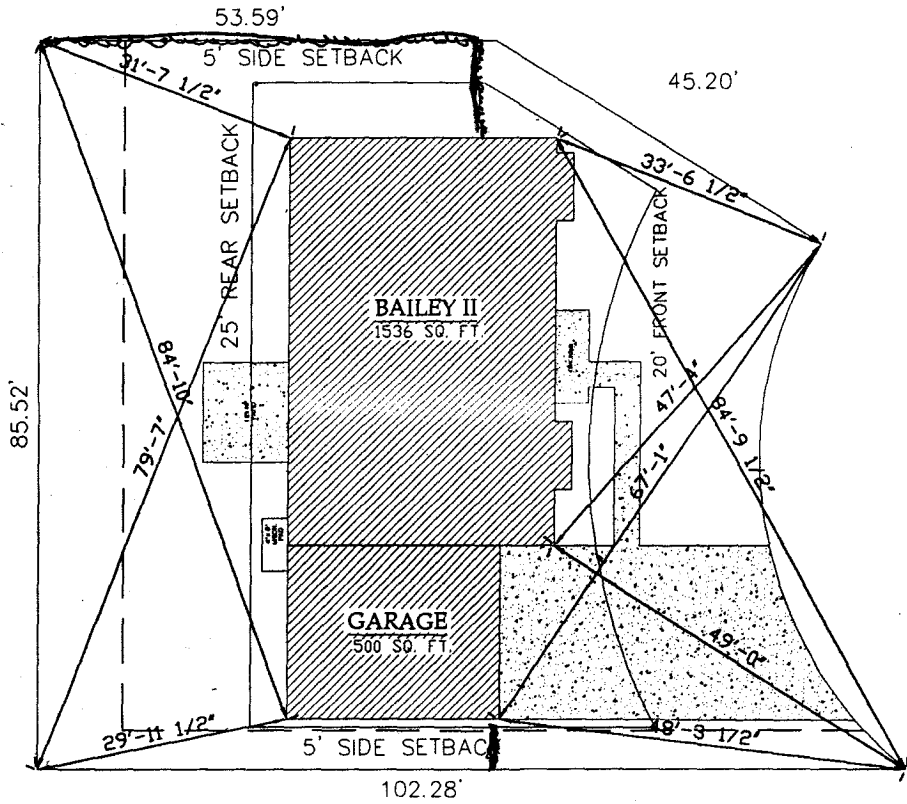
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 [Signature] Date 6-25-04
Community Development's Approval [Signature] Date 6/25/04
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)

20' IRRIGATION, DRAINAGE & UTILITY EASEMENT



LOT14 BLOCK 2 CIMARRON EAST  
3062 JOEL COURT  
GRAND JUNCTION, COLORADO  
7212.5 sq.ft.

SETBACKS  
20' FRONT  
10' REAR  
5' SIDE

GREAT NEW HOMES  
3032 I-70 BUSINESS LOOP  
GRAND JCT. COLO. 81504

MODEL: BAILEY II  
ADDRESS: 3062 JOEL CT.  
CITY, STATE: GRAND JUNCTION, CO.

DRAWN BY: LS  
DATE: 10/29/03  
REVISED BY: LS  
DATE: 12.05.03  
SHEET: 2  
GREAT NEW HOMES PROJ. NO. 085-03 LT