

FEE \$10.00

PERMIT # 14187

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 402 Lauralynn Ct.
Property Tax No:
Subdivision: Westland Estates Fl 4
Property Owner: Davidson Homes at Westland Est Inc.
Owner's Telephone: 243-3355
Owner's Address: 2785 D Rd
Contractor's Name: Medina's Landscaping
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: Vinyl 6'

Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, and 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 RSF-4
SPECIAL CONDITIONS
SETBACKS: Front 20 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.

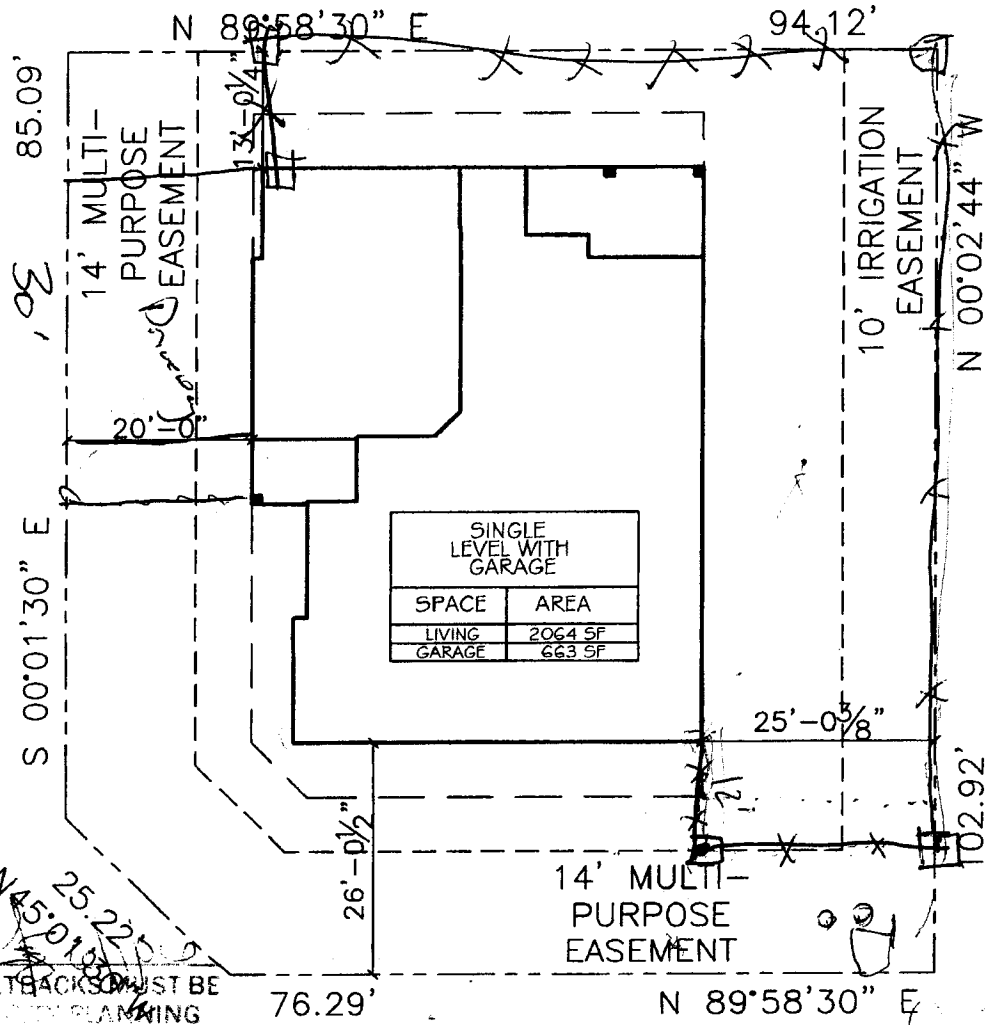
Applicant's Signature [Signature] Date 9-5-06
Community Development's Approval [Signature] Date 9-5-06
City Engineer's Approval (if required) Date

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)

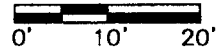
# SITE PLAN

DAVIDSON HOMES  
 WESTLAND ESTATES FILING FOUR  
 402 LAURALYNN COURT  
 GRAND JUNCTION, MESA COUNTY, COLORADO  
 TAX ID 2943-174-36-017 LOT 17 BLOCK 2



SINGLE LEVEL WITH GARAGE	
SPACE	AREA
LIVING	2064 SF
GARAGE	663 SF

ACCEPTED NA  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. SETBACKS  
 SHALL BE MEASURED TO THE CENTERLINE  
 OF THE LOT. PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.



**LOT 17 BLOCK 2**  
 9526.7 SQ. FT.  
 0.22 ACRES

Approved  
 BAD  
 6-1-06

RSF - 4		
Minimum Setbacks		
Front 20	Side 7	Rear 25

**SITE PLAN**  
 SCALE: 1" = 20'-0"

ATLAS ELECTRIC	4862
TOPS/GAS	2060723
TOPS/MASTER	187254
PRECISION CONSTRUCTION	2060561