

FEE \$10.00

PERMIT # 14488

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 409 Johnson Ct.
Property Tax No: 2943-174-3U-002
Subdivision: Westland Estates
Property Owner: Michael and Angela Brown
Owner's Telephone: (970) 986-0565
Owner's Address: 409 Johnson Ct.
Contractor's Name: Jim Lower
Contractor's Telephone: (970) 434-2474
Contractor's Address:
Fence Material & Height: solid white vinyl 6' H

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 12/26/06
Community Development's Approval [Signature] Date 12/26/06
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

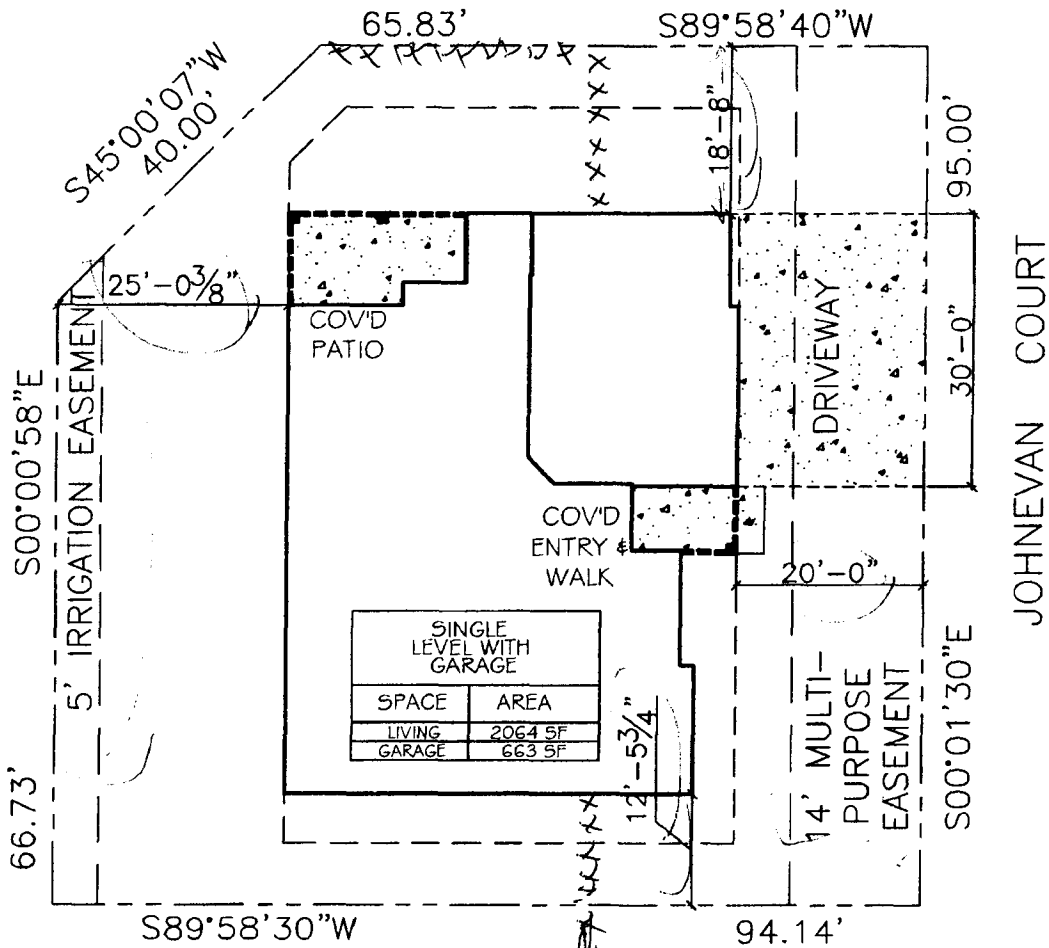
WESTLAND ESTATES FILING FOUR

409 JOHNEVAN COURT

GRAND JUNCTION, MESA COUNTY, COLORADO

TAX ID 2943-174-36-002 LOT 2 BLOCK 2

ACCEPTED *See already done*
 ANY CHANGES TO SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. CONTRACTORS
 ARE RESPONSIBLE TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



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

BLOCK 2
 LOT 2

8542.5 SQ. FT.
 0.20 ACRES

*Drive OK
 TRAD
 6-21-06*

RMF - 4		
Minimum Setbacks		
Front	Side	Rear
20	7	25

SITE PLAN

SCALE: 1" = 20'-0"

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