

FEE \$10.00

PERMIT # 14545

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2575 YOUNG COURT GRAND JUNCTION, CO 81505

Property Tax No: 2945-031-00-143

Subdivision:

Property Owner: DAVID & JENNY HALL

Owner's Telephone: 985-3339

Owner's Address: SAME AS ABOVE

Contractor's Name: N/A - BY OWNER

Contractor's Telephone:

Contractor's Address:

Fence Material & Height: Wood / 6' & 3 RAIL FENCE

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 R8F-R
SPECIAL CONDITIONS 42 inch split-Rail
SETBACKS: Front 20 from property line (PL) or 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 David B. Hall

Date 3-5-07

Community Development's Approval [Signature]

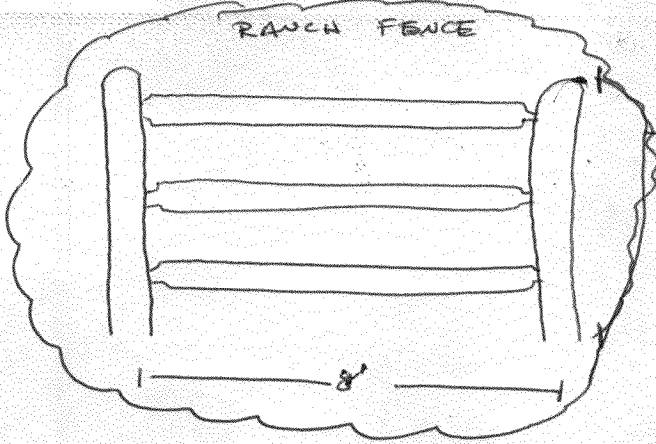
Date 3/2/07

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)



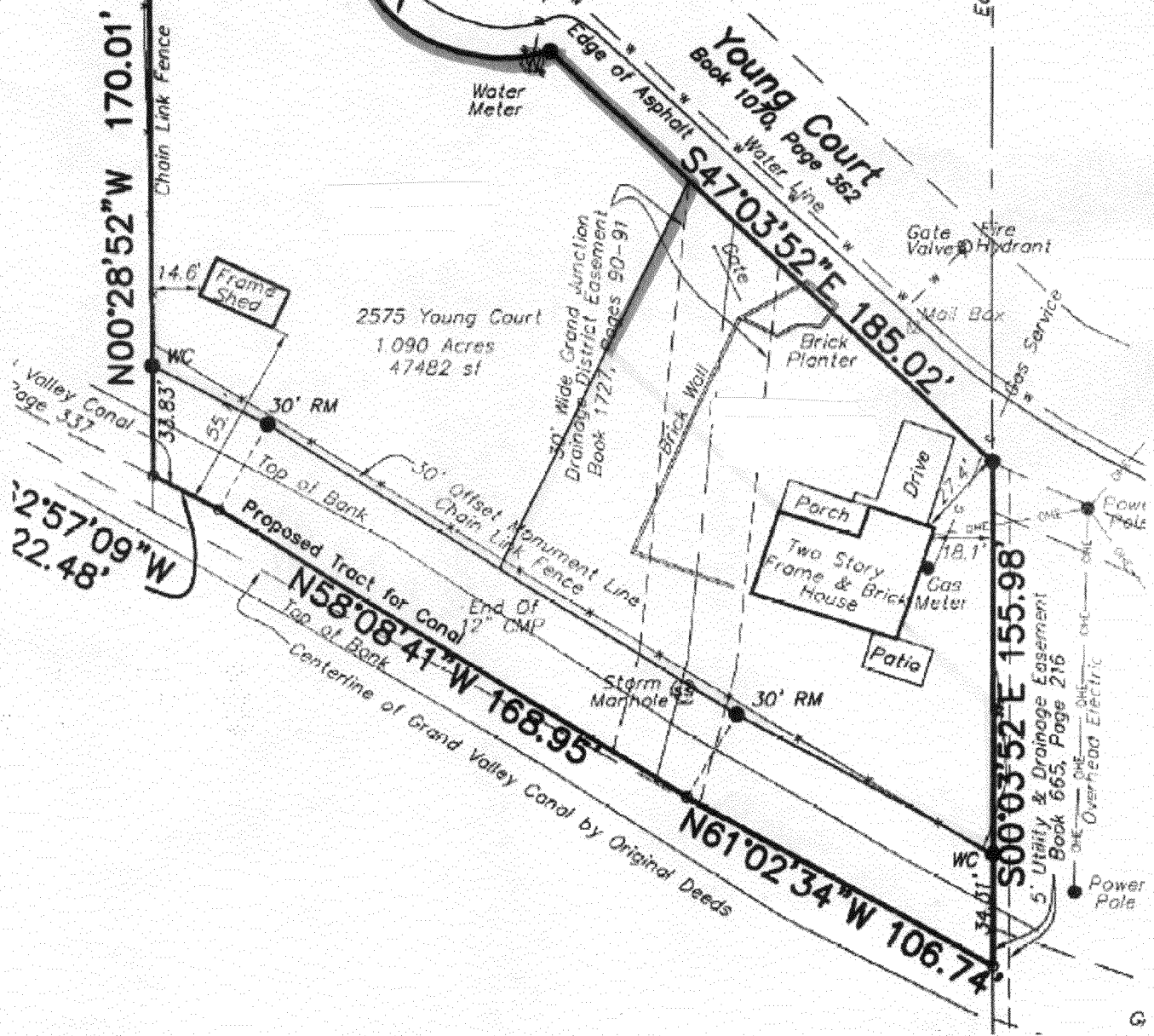
= 3 RAIL RAUCH FENCE

= 6' PRIVACY WOOD FENCE

Chain Link Fence
N89°31'08"E
58.72'

R=50.00'
L=85.15'
Ch=75.23'
Ch Brg=S58°16'54"E

East Line of the SW/4
 N00°03'52"W
 Basis of Bea



Valley Canal
 page 337

Young Court
 Book 1070, Page 352

2575 Young Court
 1.090 Acres
 47482 sf

5' Utility & Drainage Easement
 Book 665, Page 216