



# Fence Permit

PERMIT # 14923

Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501  
Phone: (970) 244-1430 FAX (970) 236-4031

FEE \$10.00

Property Address: 403 Lauralynn Ct.  
 Property Tax No: 2943-174-30-009  
 Subdivision: Westland Estates  
 Property Owner: Brandy Hassig  
 Owner's Telephone: (970) 903-4290  
 Owner's Address: Same  
 Contractor's Name: Valleywide Fence  
 Contractor's Telephone: (970) 533-8152  
 Contractor's Address: 2105 E Main St.  
 Fence Material & Height: 1' Vinyl + 3' Vinyl

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 R-4 SETBACKS: Front \_\_\_\_\_ 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.

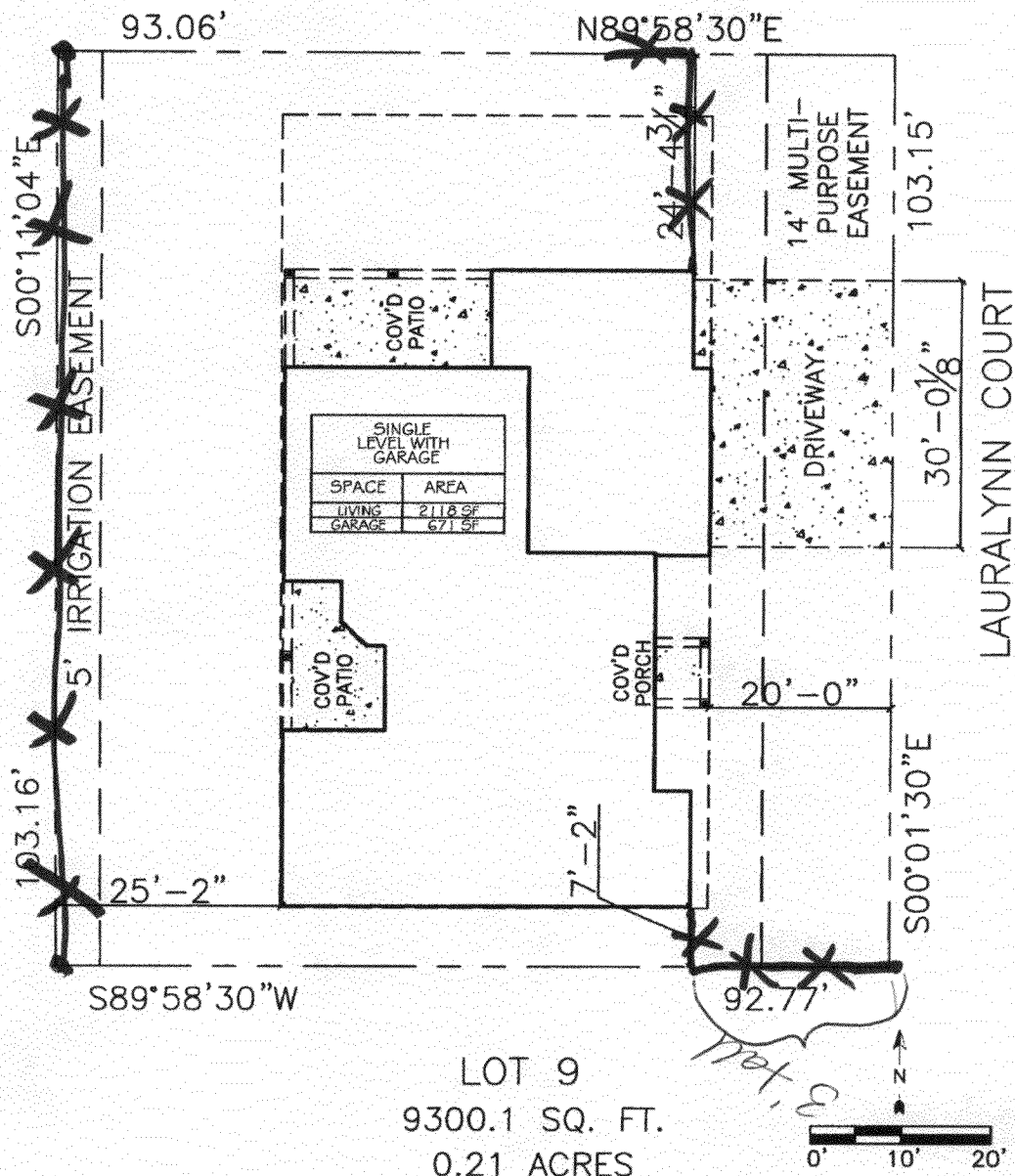
Applicant's Signature [Signature] Date 9-4-07  
 Community Development's Approval [Signature] Date 9/5/07  
 City Engineer's Approval (if required) \_\_\_\_\_ Date \_\_\_\_\_

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Community Development) (Yellow: Applicant) (Pink: Code Enforcement)

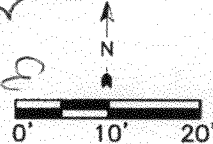
# SITE PLAN

DAVIDSON HOMES  
 WESTLAND ESTATES FILING FOUR  
 403 LAURALYNN COURT  
 GRAND JUNCTION, MESA COUNTY, COLORADO  
 TAX ID 2943-174-36-009 LOT 10 BLOCK 2



*Handwritten signature and date: 12/10/05*

LOT 9  
 9300.1 SQ. FT.  
 0.21 ACRES



RSF - 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