



Fence Permit

PERMIT # 15183

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

FEE \$10.00

Property Address: 405 Lauralynn Ct.
 Property Tax No: 2943-174-36-010
 Subdivision: Westland Estates
 Property Owner: Utanna Lee
 Owner's Telephone: 210-8613
 Owner's Address: Same
 Contractor's Name: Valleywide Fence
 Contractor's Telephone: 523-8150
 Contractor's Address: 2105 E Main St
 Fence Material & Height: 6' and 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 <u>R-2</u> | SETBACKS: Front <u>20</u> from property line (PL) or |
| SPECIAL CONDITIONS <u>/</u> | <u>/</u> from center of ROW, whichever is greater. |
| | Side <u>/</u> from PL Rear <u>/</u> 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 5-22-07

Community Development's Approval [Signature]

Date 5/22/07

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)

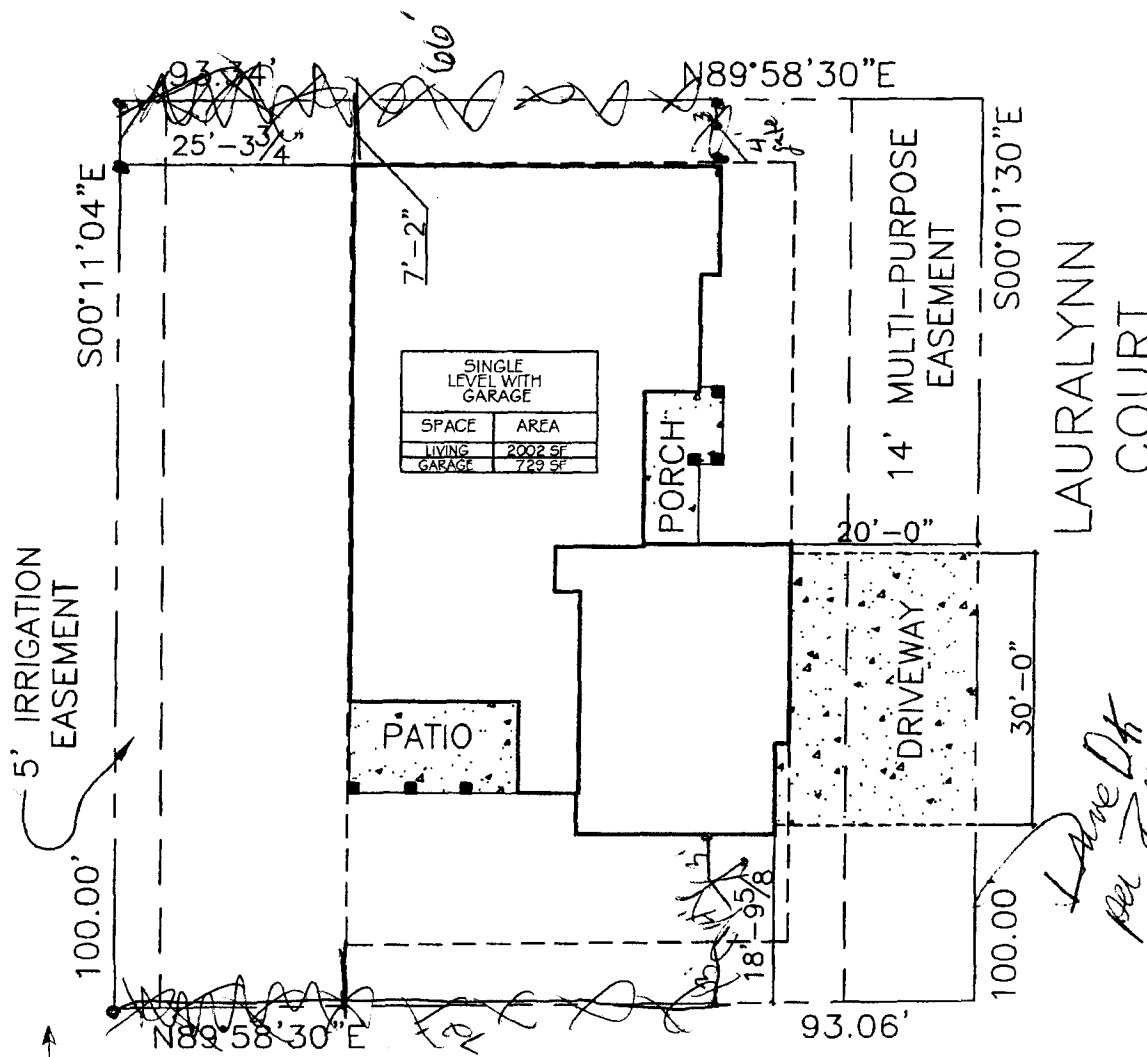
(White: Community Development)

(Yellow: Applicant)

(Pink: Code Enforcement)

SITE PLAN

DAVIDSON HOMES
WESTLAND ESTATES
405 LAURALYNN COURT
GRAND JUNCTION, MESA COUNTY, COLORADO
TAX ID 2943-174-36-010 LOT 10 BLOCK 2



405 LAURALYNN COURT
9320.1 SQ. FT.
0.21 ACRES

NA 11-21-06
Judith Rice

ACCEPTED
ANY CHANGES TO THIS PLAN MUST BE
APPROVED BY THE PLANNING
DEPARTMENT. THE OWNER IS
RESPONSIBLE FOR PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

| | | |
|------------------|------|------|
| 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 |