

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 4016 Lauralynn Ct Grand Jct, CO
 Property Tax No: 2943-174-36-015
 Subdivision: Westland Estates
 Property Owner: Kelly Britton
 Owner's Telephone: (970) 250-5058
 Owner's Address: Same
 Contractor's Name: Valleywide Fence
 Contractor's Telephone: (970) 523-8150
 Contractor's Address: 2105 E Main St Grand Jct, CO 81501
 Fence Material & Height: 6' Ate 6 Foot Vinyl Alexandria

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>RSF-4</u>	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 Paul M. O Date 3-15-07
 Community Development's Approval Wendy Spur Date 3/16/07
 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)

VALLEYWIDE FENCE

P.O. Box 445
Clifton, CO 81520

DAVIDSON HOMES
WESTERN ESTATES FIRM
406 LAURALYNN COURT

(970) 523-8150

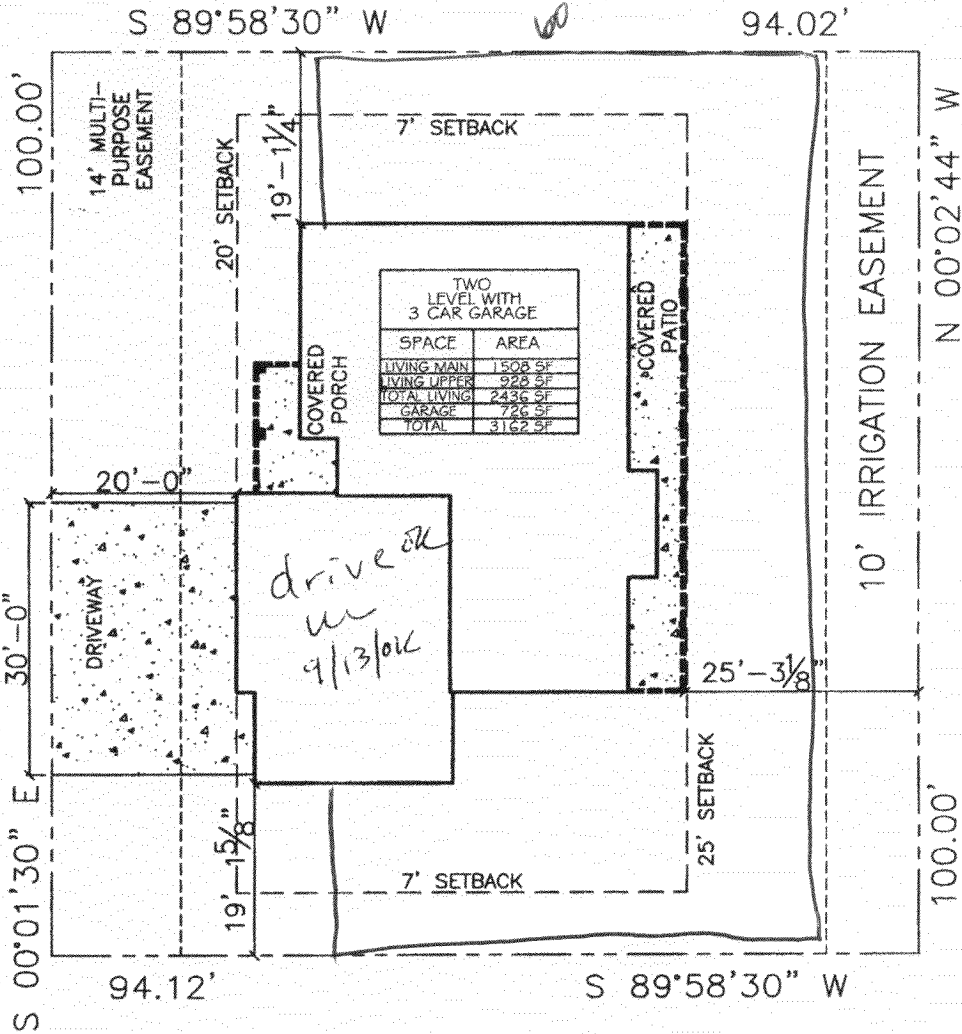
Fax: (970) 523-5272

GRAND JUNCTION, MOHAVE COUNTY, COLORADO

TAX ID 2943-174-36-015 LOT 15 BLOCK 2

2105 E. Main St. Grand Junction, CO 81501

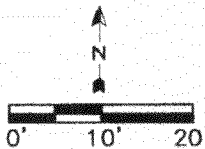
LAURALYNN COURT



TWO LEVEL WITH 3 CAR GARAGE	
SPACE	AREA
LIVING MAIN	1508 SF
LIVING UPPER	928 SF
TOTAL LIVING	2436 SF
GARAGE	726 SF
TOTAL	3162 SF

LOT 15
9403.5 SQ. FT.
0.22 ACRES

ACCURACY OF ANY APPLICABLE RECORDS MUST BE VERIFIED BY EASEMENTS AND PROJECTIONS. APPROVED BY SWISHER PLANNING 9/19/06



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

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