

FEE \$10.00

PERMIT # 14500

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: Donald Chapman 408 Lauralynn Grand Jct, CO
Property Tax No: 2943-174-36-014
Subdivision: Wetland Estates
Property Owner: Donald Chapman
Owner's Telephone: (517) 490-1452
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 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 RSF-4
SPECIAL CONDITIONS
SETBACKS: Front 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.

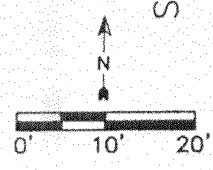
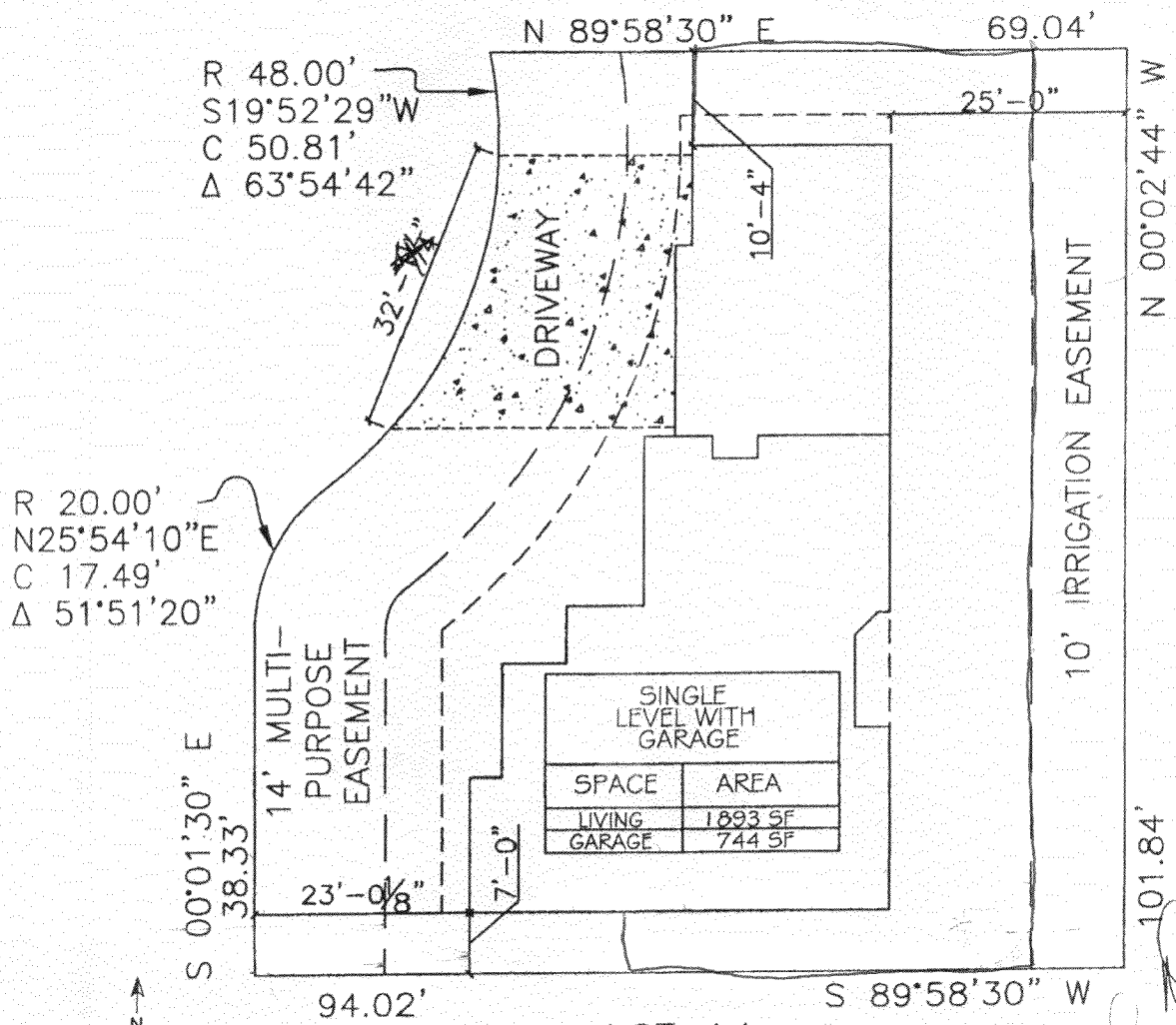
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature [Signature] Date 3-15-07
Community Development's Approval [Signature] 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)

SITE PLAN
DAVIDSON HOMES
WESTLAND ESTATES FILING FOUR
408 LAURALYNN COURT
GRAND JUNCTION, MESA COUNTY, COLORADO
TAX ID 2943-174-36-014 LOT 14 BLOCK 2



LOT 14
 8507.5 SQ. FT
 0.20 ACRES

ACCEPTED *NA*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY CITY PLANNING DEPARTMENT. APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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