



Fence Permit

PERMIT # 15281

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

FEE \$10.00

Property Address: 644 Courtney Way

Property Tax No: 2943-053-88-003

Subdivision: Forrest Estates

Property Owner: Duane Johnson

Owner's Telephone: (970) 629-3521

Owner's Address: Same

Contractor's Name: Valleywide Fence

Contractor's Telephone: (970) 523-8150

Contractor's Address: 2105 E Main St.

Fence Material & Height: 6' 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-5 SETBACKS: Front 20 from property line (PL) or
 SPECIAL CONDITIONS _____ from center of ROW, whichever is greater.
 Side 5 from PL Rear 25 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 9-24-07

Community Development's Approval [Signature]

Date 9/27/07

City Engineer's Approval (if required) _____

Date _____

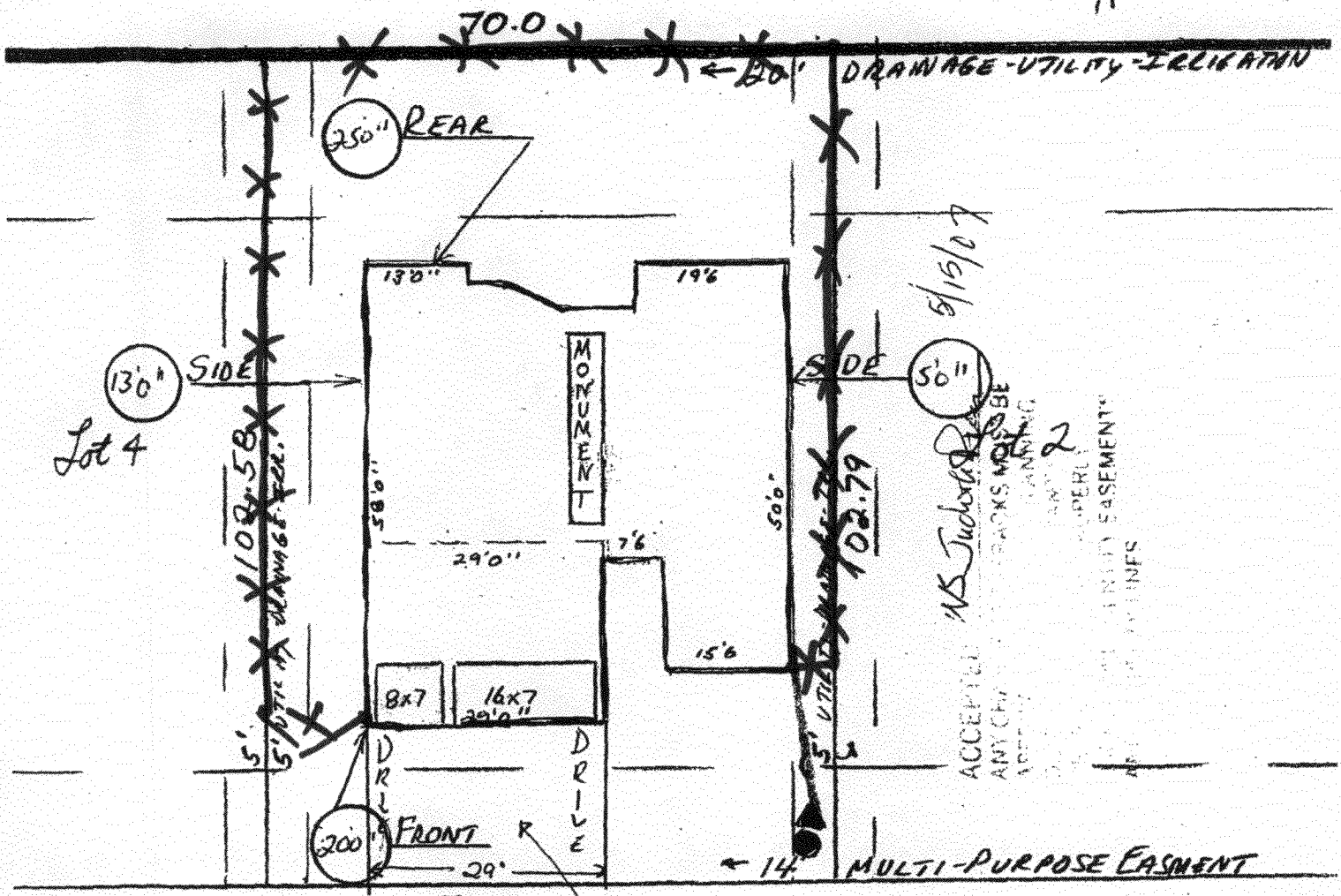
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Community Development)

(Yellow: Applicant)

(Pink: Code Enforcement)

644 Courtney Way Lot 9 - Block 2 - Forrest Estates - FILING II
 SITE - PLOT PLAN - MONUMENT - - SCALE 20



Lot 4

5/15/07

50"

ACCEPTED AS JUDICIAL EASEMENT
 ANY CHANGES TO BACKS MUST BE
 APPROVED BY THE COUNTY ENGINEER
 AND THE COUNTY ENGINEER'S OFFICE

Duane A. Johnson 3/15/07
 DUANE A. JOHNSON DATE
 BUYER

Duane OK
 EAR 4/24/07

[Signature]
 SNEDDON CONSTRUCTION, INC. DATE
 SELLER/BUILDER

Beverly J. Johnson 3/15/07
 BEVERLY J. JOHNSON DATE
 BUYER

COURTNEY WAY

Lot 5

Lot 6

PREPARED BY: SNEDDON CONSTRUCTION INCORPORATED