



Fence Permit

PERMIT # 14929 *092*

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

FEE \$10.00

Property Address: 2932 Annelie Ln
 Property Tax No: 2943-053-88-009
 Subdivision: Forest Estates II
 Property Owner: Ronald George Lux
 Owner's Telephone: 243-7946
 Owner's Address: 2932 Annelie Ln
 Contractor's Name: _____
 Contractor's Telephone: _____
 Contractor's Address: _____
 Fence Material & Height: Vinyl - 6'

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-5</u>	SETBACKS: Front <u>20</u> from property line (PL) or _____ from center of ROW, whichever is greater.
SPECIAL CONDITIONS _____	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).

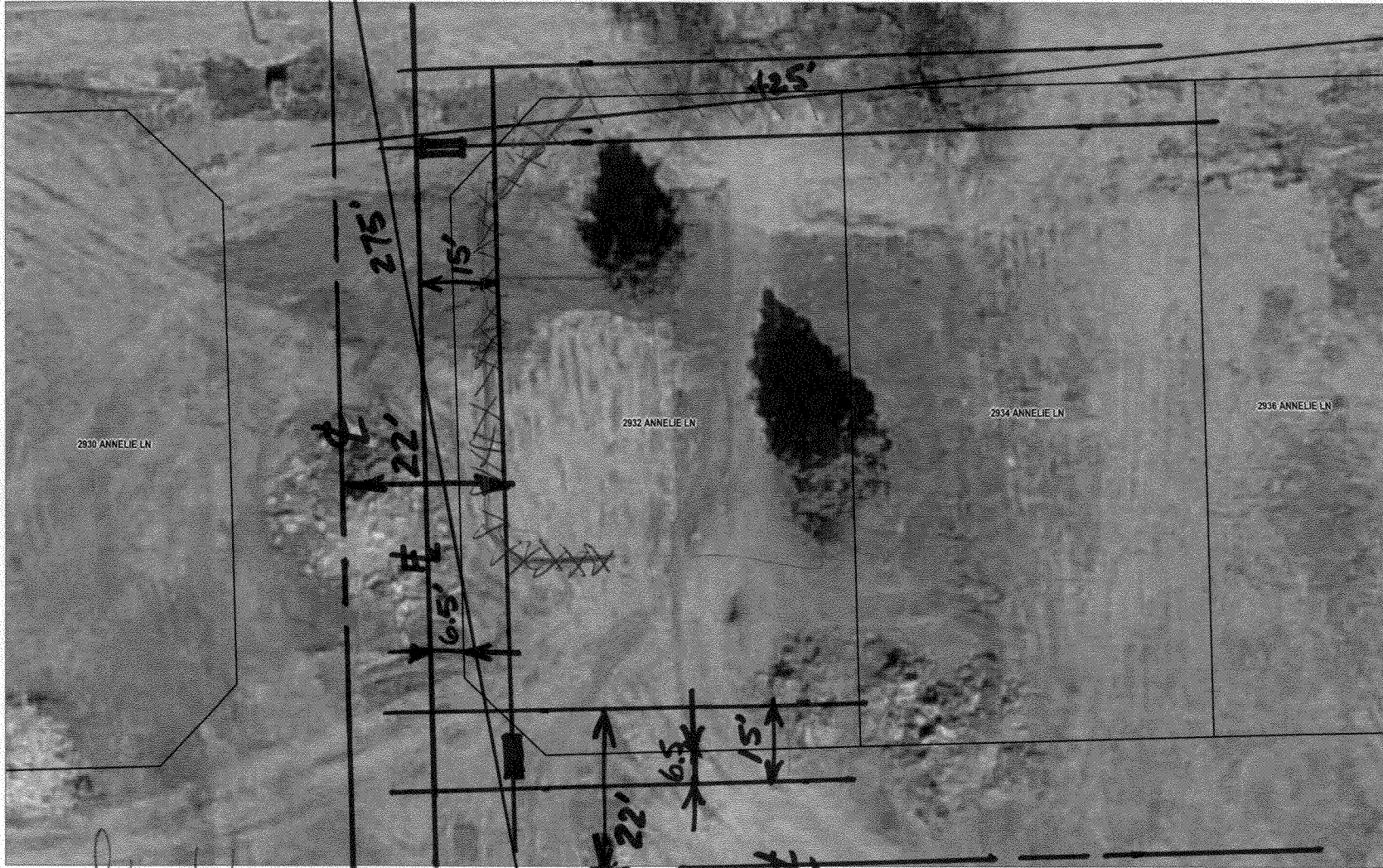
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 8-8-07
 Community Development's Approval *[Signature]* Date 8/8/07
 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)

2932 Annelie Lane



2930 ANNELIE LN

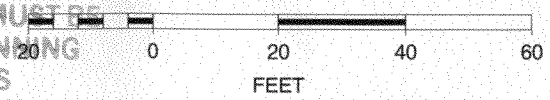
2932 ANNELIE LN

2934 ANNELIE LN

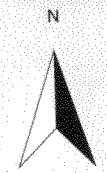
2936 ANNELIE LN

ACCEPTED *[Signature]* 8/8/07

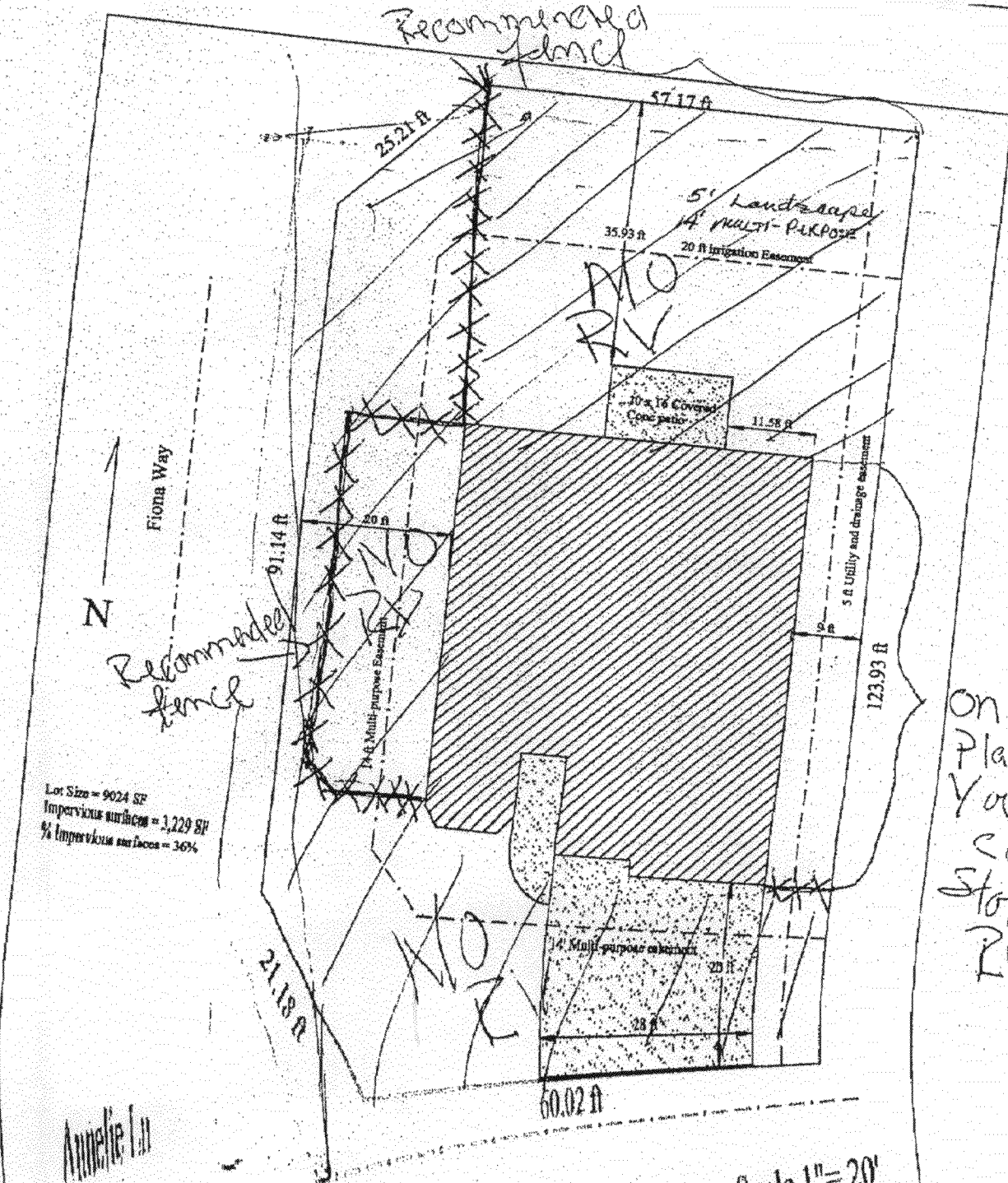
SCALE 1 : 360



FEET



ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



Lot Size = 9024 SF
 Impervious surface = 1,229 SF
 % Impervious surface = 36%

Annelle Ln

Recommended fence

Site Plan

Scale 1" = 20'

H. Perry Construction, Inc
 2177 Verdellie Cir.
 Grand Junction, CO 81503
 (970) 245-6384

9032 Annelle Ln
 Lot 9 Bx 2
 Forrest Estates F2



Only Place You can Stop RV

ACCEPTED *Wendy Spink*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

3/23/07