



# Fence Permit

PERMIT #

14934 *PH*

FEE \$10.00

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

Property Address: 2967 Brookside Dr

Property Tax No: 2943-051-74-003

Subdivision: Brookside

Property Owner: Elizabeth McDowell

Owner's Telephone: (970) 640-7942

Owner's Address: Same as above

Contractor's Name: \_\_\_\_\_

Contractor's Telephone: \_\_\_\_\_

Contractor's Address: \_\_\_\_\_

Fence Material & Height: Back yard - wood, remove fence, grade and replace with same fence  
Front yard - wood separator fence, 28" height

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 PD 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 *Eluff McDowell*

Date 8/23/07

Community Development's Approval *Gayleen Henderson*

Date 8-23-07

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)

BROOKSIDE DR

N 89° 43' 55" W

S 88° 21' 32" W

ACCEPTED  
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.

Call to 102

190.06'

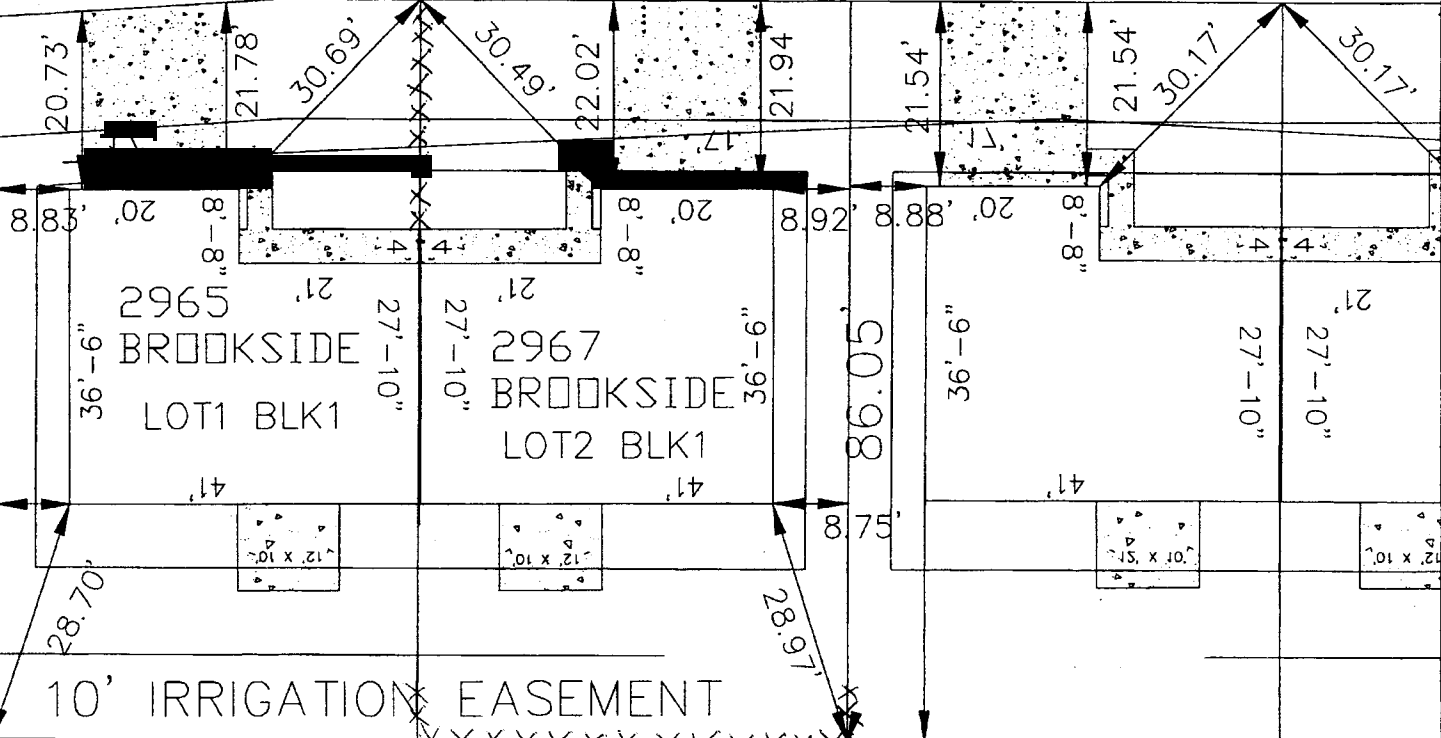
46' 26"

33.95'

34.01'

50.00'

14' MULTI-PURPOSE EA  
50.00'



S 00° 16' 05" W

83.80'

10.6'

2965  
BROOKSIDE  
LOT 1 BLK 1

2967  
BROOKSIDE  
LOT 2 BLK 1

10' IRRIGATION EASEMENT

50.00'

50.00'

TRACT H

50.00'

6,427 S.F.

14' MULTI-PURPOSE EASEMENT

N 89° 44' 28" W

201.39'

Drawn by  
Call to 102  
DAJ