



Fence Permit

PERMIT # 14894

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

FEE \$10.00

Property Address: 2970 Summerbrook Dr.
 Property Tax No: 2943-651-73-007
 Subdivision: BROOKSIDE
 Property Owner: Russell Leasure
 Owner's Telephone: 970-241-1627
 Owner's Address: Same
 Contractor's Name: Russell Leasure
 Contractor's Telephone: Same
 Contractor's Address: Same
 Fence Material & Height: Wood 6ft.

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>PD</u>	SETBACKS: Front <u>per plan 20'</u> from property line (PL) or
SPECIAL CONDITIONS _____	_____ from center of ROW, whichever is greater.
_____	Side <u>0</u> from PL Rear <u>0</u> 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 Russell Leasure Date 5-31-07

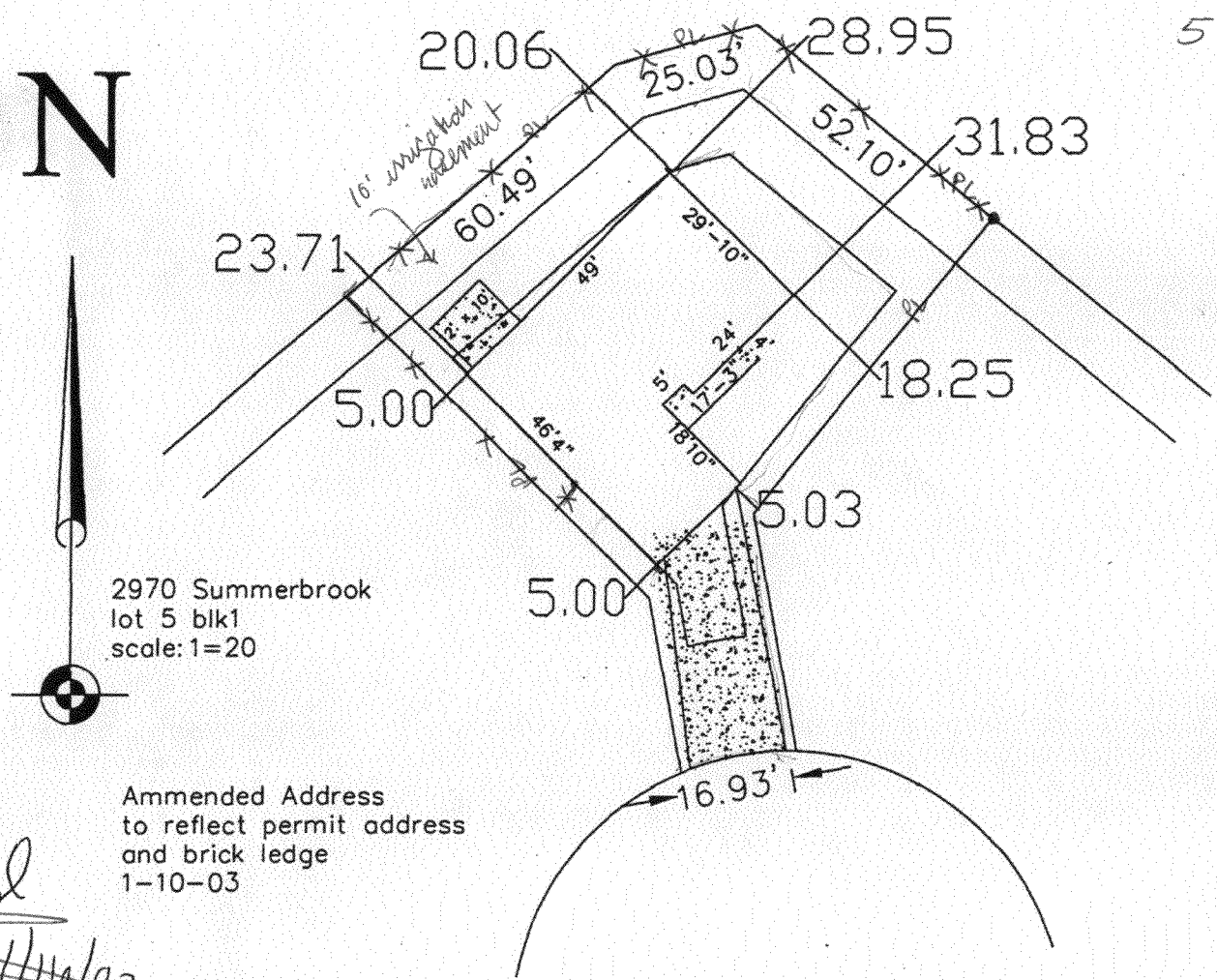
Community Development's Approval Judith A. Kaci Date 5/31/07

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)

20' Front
 20' Rear
 5' Side



2970 Summerbrook
 lot 5 blk1
 scale: 1=20

Ammended Address
 to reflect permit address
 and brick ledge
 1-10-03

Revised
 1/10/03
 ACCEPTED *[Signature]*
 ANY CHANGE OF *[Signature]* MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT. THE PLANNING
 DEPARTMENT CANNOT
 BE HELD RESPONSIBLE FOR PROPERLY
 IDENTIFYING EASEMENTS.