



Fence Permit

PERMIT # 15321

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

FEE \$10.00

Property Address: 3241 Northridge Drive
 Property Tax No: 2945-023-16-009
 Subdivision: Northridge Estates
 Property Owner: Wesley Keller
 Owner's Telephone: (970) 243-7633
 Owner's Address: 3241 Northridge Drive
 Contractor's Name: J & S Fence Company, Inc.
 Contractor's Telephone: (970) 243-2723
 Contractor's Address: 2886 I-70 Bus loop, Grand Jct., CO 81501
 Fence Material & Height: 6' high, Cedar Privacy

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-4 SETBACKS: Front 20 from property line (PL) or
 SPECIAL CONDITIONS _____ from center of ROW, whichever is greater.
 Side 0 from PL Rear 0 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 Eric Downey Date 6/13/08
 Community Development's Approval Lynne Reynolds Date 6/19/08
 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)

City of Grand Junction GIS City Map ©

6' High, Cedar Privacy
Permit # 15321
* Replacing existing ~~fence~~
fence, same location.

Parcels

□ Address Label

Air Photos

■ 2006 Photos

— Highways

— Street Labels

City Limits

■ Grand Junction

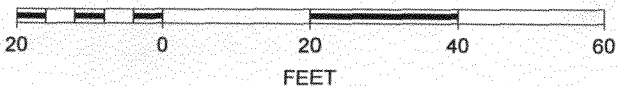
■ Fruita

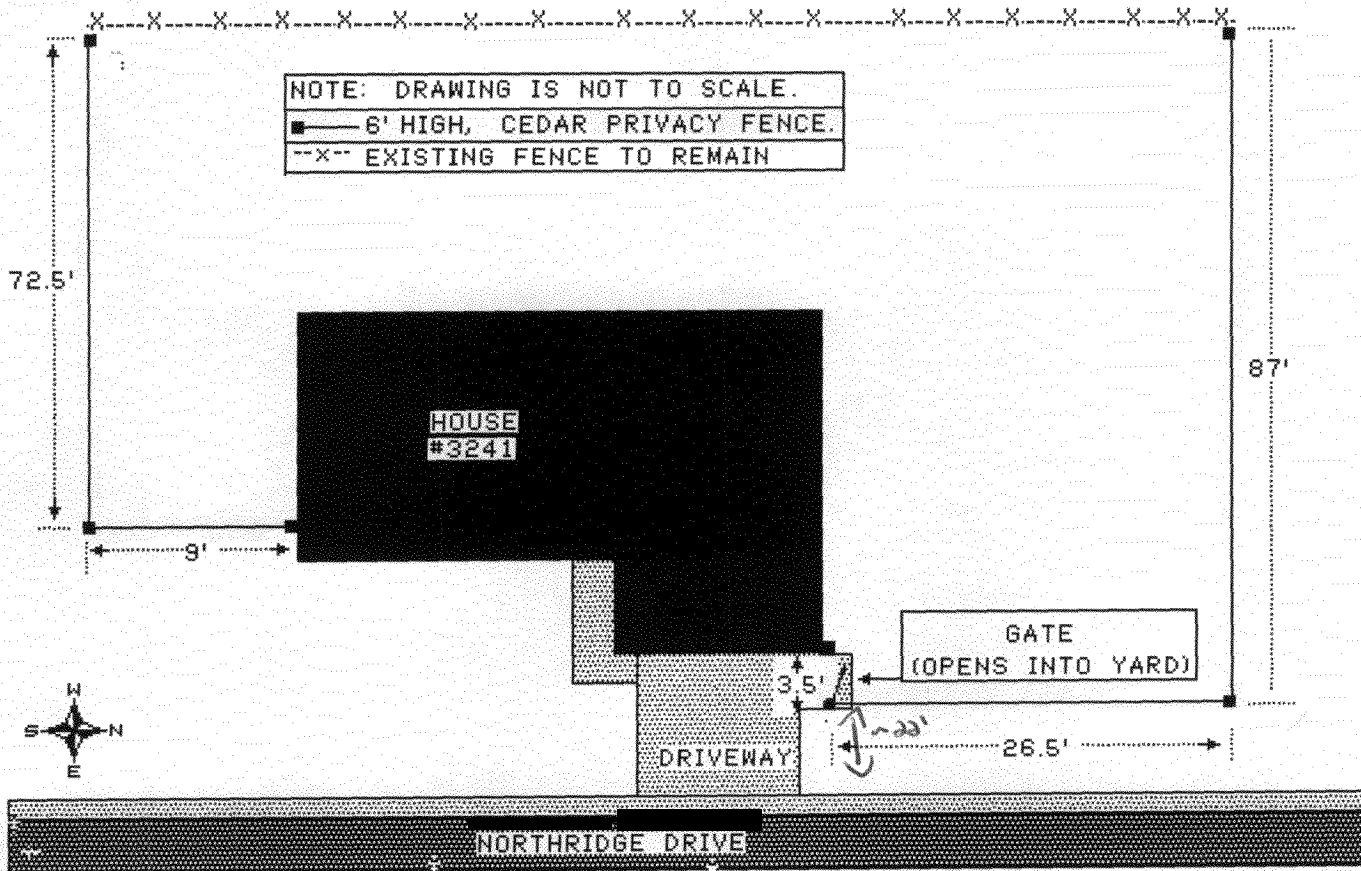
■ Palisade

■ Mesa County



SCALE 1 : 313





Permit # 15301

[Handwritten signature]