

FEE \$10.00

PERMIT # 11365

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2545 SHETLAND COURT
 TAX SCHEDULE NO 2945-032-1de-012
 PROPERTY OWNER SCOTT WALES
 OWNER'S PHONE 970-243-3925/858-484-2852
 OWNER'S ADDRESS SAME
 CONTRACTOR SELF
 CONTRACTOR'S PHONE 1
 CONTRACTOR'S ADDRESS _____
 FENCE MATERIAL CEDAR
 FENCE HEIGHT 6 FEET

See Attached.

Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, & fence height(s).

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE FR 4.3
 SPECIAL CONDITIONS _____

SETBACKS: Front 20' from property line (PL) or _____ 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 5-5-5B 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 Scott Wales
 Community Development's Approval Antia Costello
 City Engineer's Approval (if required) _____

Date 9/7/99
 Date 9/7/99
 Date _____

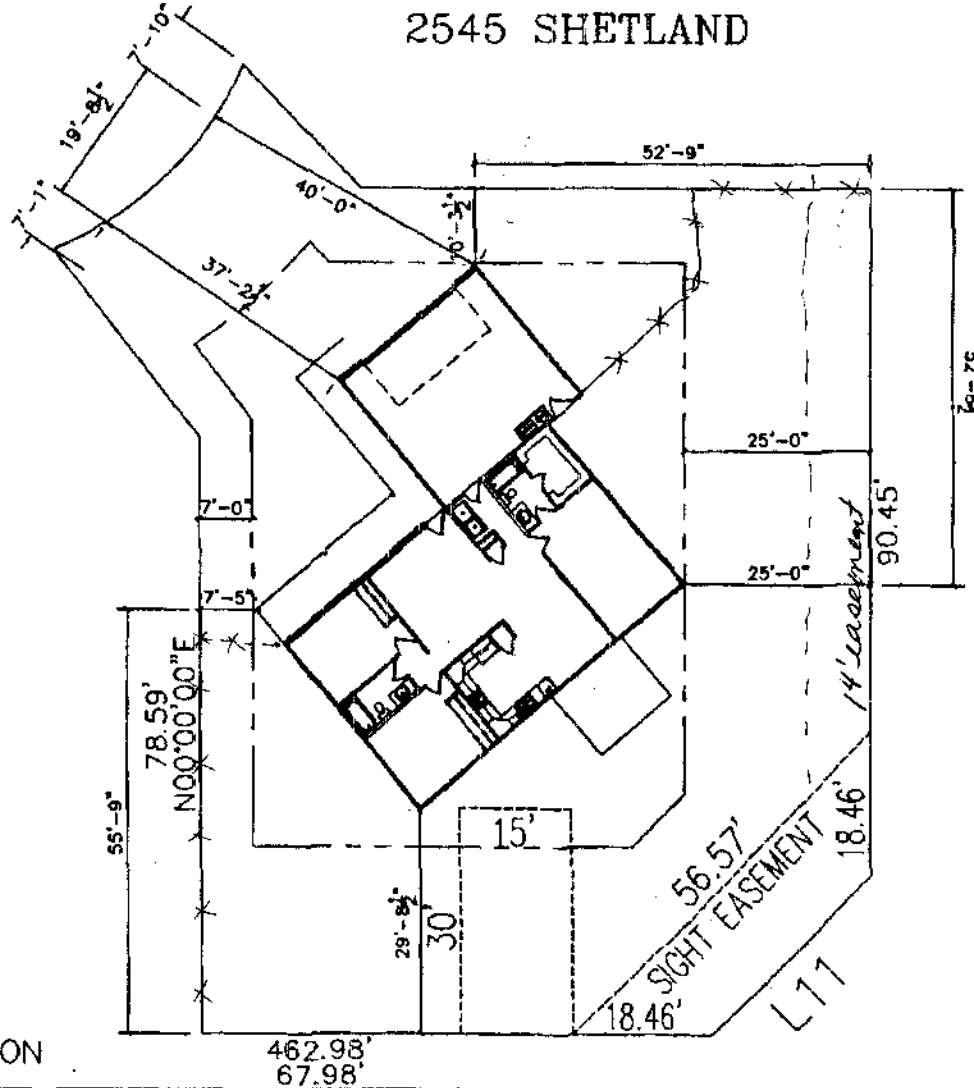
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

NOTICE
I, J. B. McNEELY, OF THE BOARD OF ENGINEERS IN CHARGE OF THE
AND CERTIFY THAT TO BE TRUE

WESTWOOD RANCH SUBDIVISION FILING NO. ONE

LOT 8 - BLOCK 4
1288 SF
2545 SHETLAND

SHETLAND CT



Permit
6/6/99
LOT 8
10,348.1 SQ.FT.

Done OK
Permit Down
4-22-99

ALL DIMENSIONS ARE APPROXIMATE
DIMENSIONS MAY CHANGE AT BUILDERS DISCRETION