

FEE \$10.00

PERMIT # 11112



FENCE PERMIT

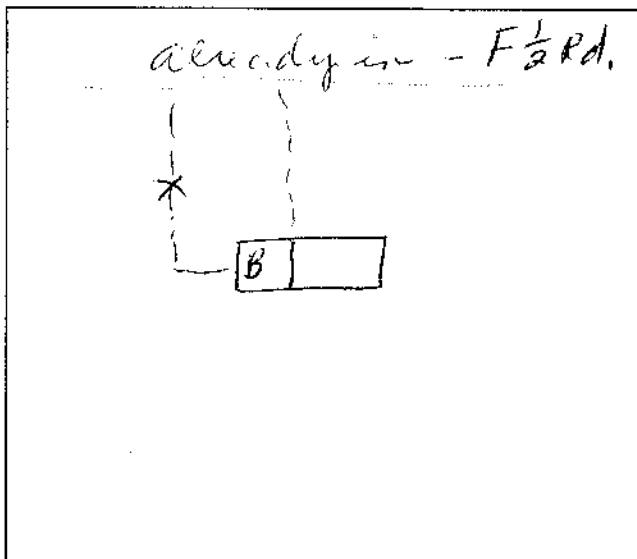
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

EX

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2529 Shetland Ct # B
 TAX SCHEDULE NO 2945-032-~~000~~-~~1200~~
 PROPERTY OWNER Bearna & JoAnn Potter
 OWNER'S PHONE 970-243-6605
 OWNER'S ADDRESS 2101 Broadway G.J.
 CONTRACTOR Maranatha Fencing
 CONTRACTOR'S PHONE 241-9303
 CONTRACTOR'S ADDRESS 260 28Rd, G.J.
 FENCE MATERIAL Cedar
 FENCE HEIGHT 6 FT.



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 PR 43
 SPECIAL CDNDITIONS _____

SETBACKS: Front 20' from property line (PL) or
7' from center of ROW, whichever is greater.
 Side 7' from PL Rear 2.5' 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 John Potter
 Community Development's Approval C. Laine Wilson
 City Engineer's Approval (if required) _____

Date 7-12-00
 Date 7-12-00
 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)

REV

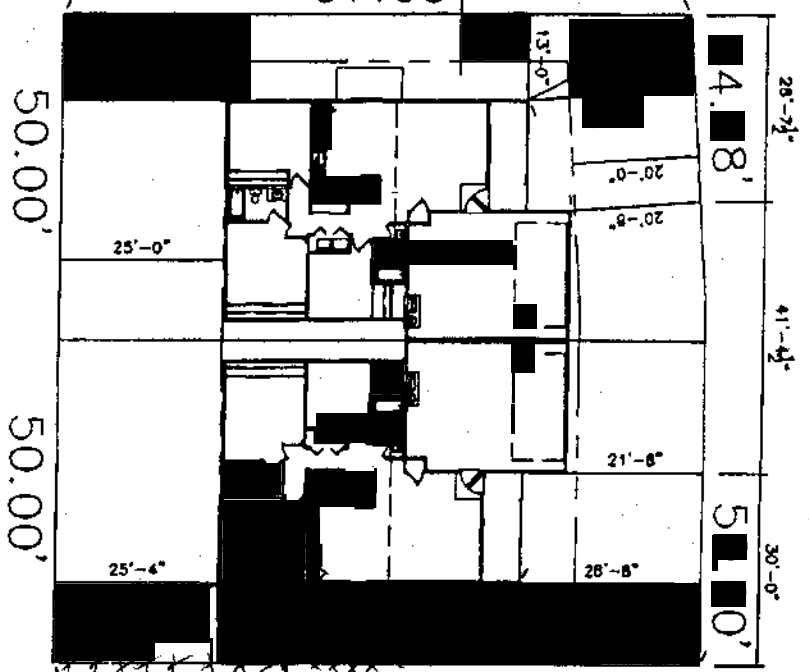
WESTWOOD RANCH SUBDIVISION
FILING NO. TWO

BLOCK 5 - LOT 2

2529 SHEPPLAND DRIVE

LOT 2A
97.03'

1161 SF



LOT 2B

10/14/99
DRIVE OK.
[Signature]

