

FEE \$10.00

PERMIT #

14798

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 403 Marianne Drive GT Colo
 Property Tax No: 2043-174-26-005
 Subdivision: Westland Estates
 Property Owner: Terry Lee Scott
 Owner's Telephone: 970-434-8451
 Owner's Address: 403 Marianne Drive
 Contractor's Name: Terry Scott (self)
 Contractor's Telephone: 970-261-7049
 Contractor's Address: Same as above
 Fence Material & Height: Cedar privacy 6' Tall

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 RSF-4 SETBACKS: Front 20' from property line (PL) or
 SPECIAL CONDITIONS _____ ~~10'~~ from center of ROW, whichever is greater.
 Side ~~10'~~ 7' from PL Rear 25' 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 Terry Lee Scott

Date 11-23-05

Community Development's Approval Kathy Valdez

Date 11-23-05

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: Planning)

(Yellow: Customer)

(Pink: Code Enforcement)

City of Grand Junction GIS Zoning Map ©

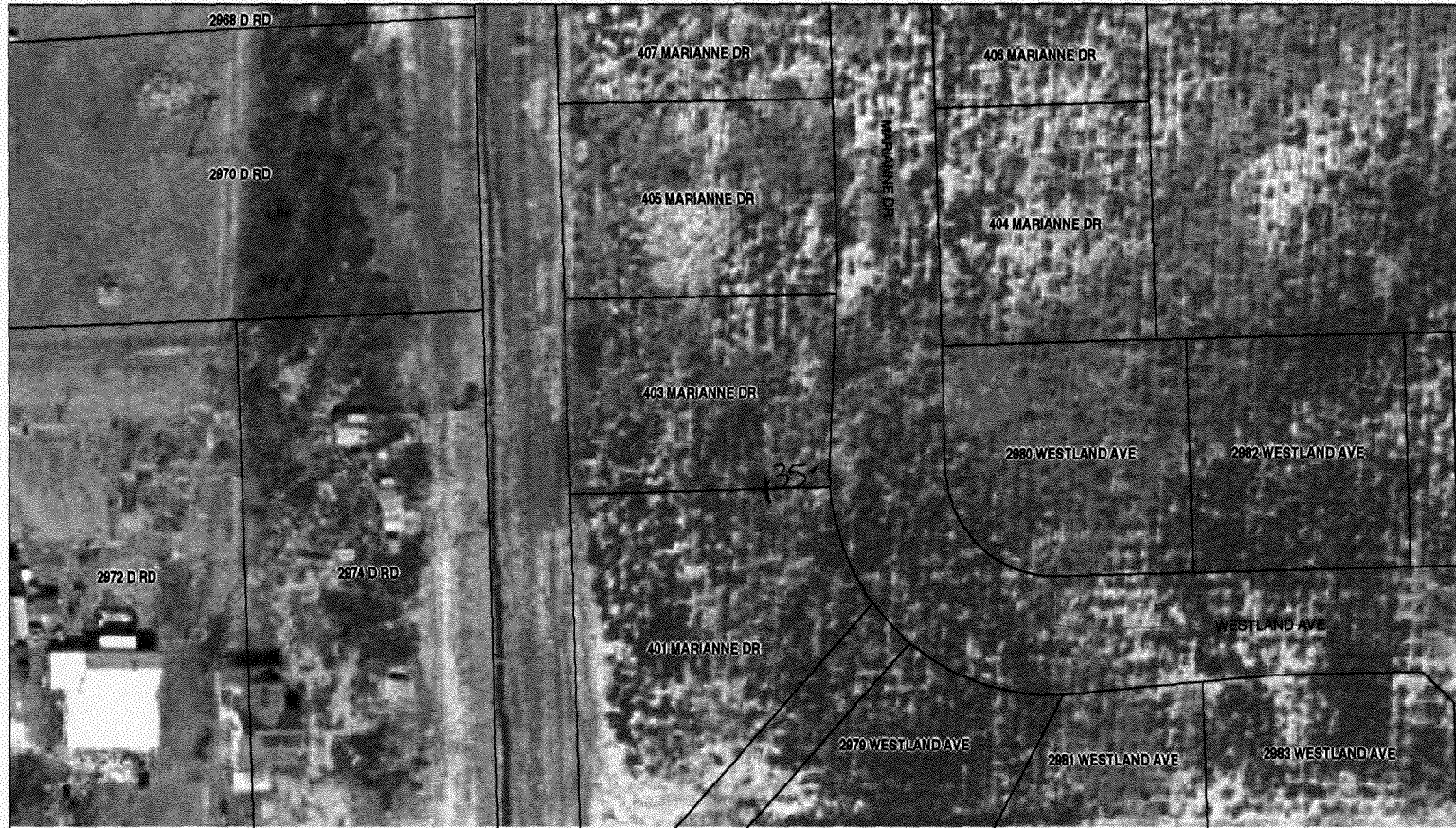
Street Lables
— Street Lables

All Parcels
□ Parcels
□ Address Label

Buffer Zones
▬ Palisade / Grand Jct
▬ Fruita / Grand Jct

Air Photos
▣ 2002 Photos

— Highways



SCALE 1 : 928

