

FEE \$10.00

Q

PERMIT # 13465

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 405 Marianne Drive Grand Jct. CO 81504
Property Tax No: 2943-174-26-006
Subdivision: Westland Estates
Property Owner: James Ferguson
Owner's Telephone: (970) 256-9394
Owner's Address: 405 Marianne Drive Co. J. CO. 81504
Contractor's Name: self
Contractor's Telephone: same
Contractor's Address: same
Fence Material & Height: Cedar pickets 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 RSF-4
SPECIAL CONDITIONS
SETBACKS: Front 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 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 [Signature] Date 2-2-05
Community Development's Approval Gayleen Henderson Date 2-2-05
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)

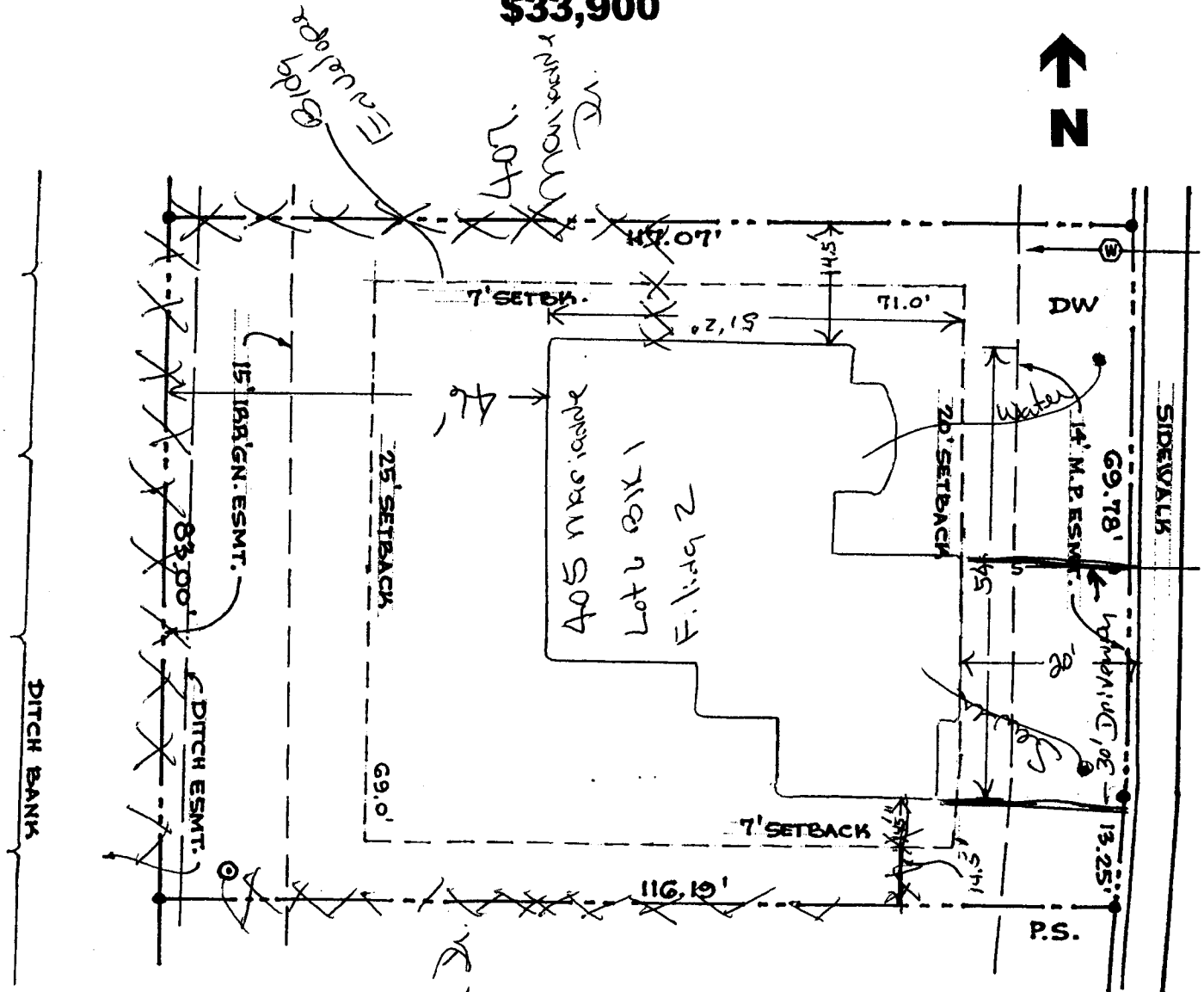
WESTLAND ESTATES SUBDIVISION

Filing II, Block 1, Lot 6, Zoned RSF-4

Address: 405 Marianne Drive

Tax Parcel Number 2943-174-26-027

\$33,900



ACCEPTED *Alvin Moore* 7/18/03
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

Lot 27
 0.22 acres

© Irrigation Svc.
 P.S. Public Services
 (G + E + Tel. + TV)
 DW Driveway Loc'n.

Plat as Recorded in Book 19, Pages 331 - 332, 6-4-03

Westland Estates Filings II, IV and V Homeowners Association, Inc.