

FEE \$10.00



PERMIT # 13474

**FENCE PERMIT**  
**GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT**

Property Address: 408 Marianne dr

Property Tax No: 2943 . 174 . 29 . 002

Subdivision: WESTLAND ESTATES

Property Owner: JEREMY ENGLISH

Owner's Telephone: 970 255 . 1117

Owner's Address: 408 MARIANNE DR

Contractor's Name: RAY Robideaux

Contractor's Telephone: -

Contractor's Address: -

Fence Material & Height: VINYL 6'

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 <u>RSF-4</u>	SETBACKS: Front <u>20'</u> from property line (PL) or
SPECIAL CONDITIONS _____	_____ from center of ROW, whichever is greater.
_____	Side <u>0'</u> from PL Rear <u>0'</u> 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 8 FEB 05

Community Development's Approval [Signature] Date 2/8/05

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

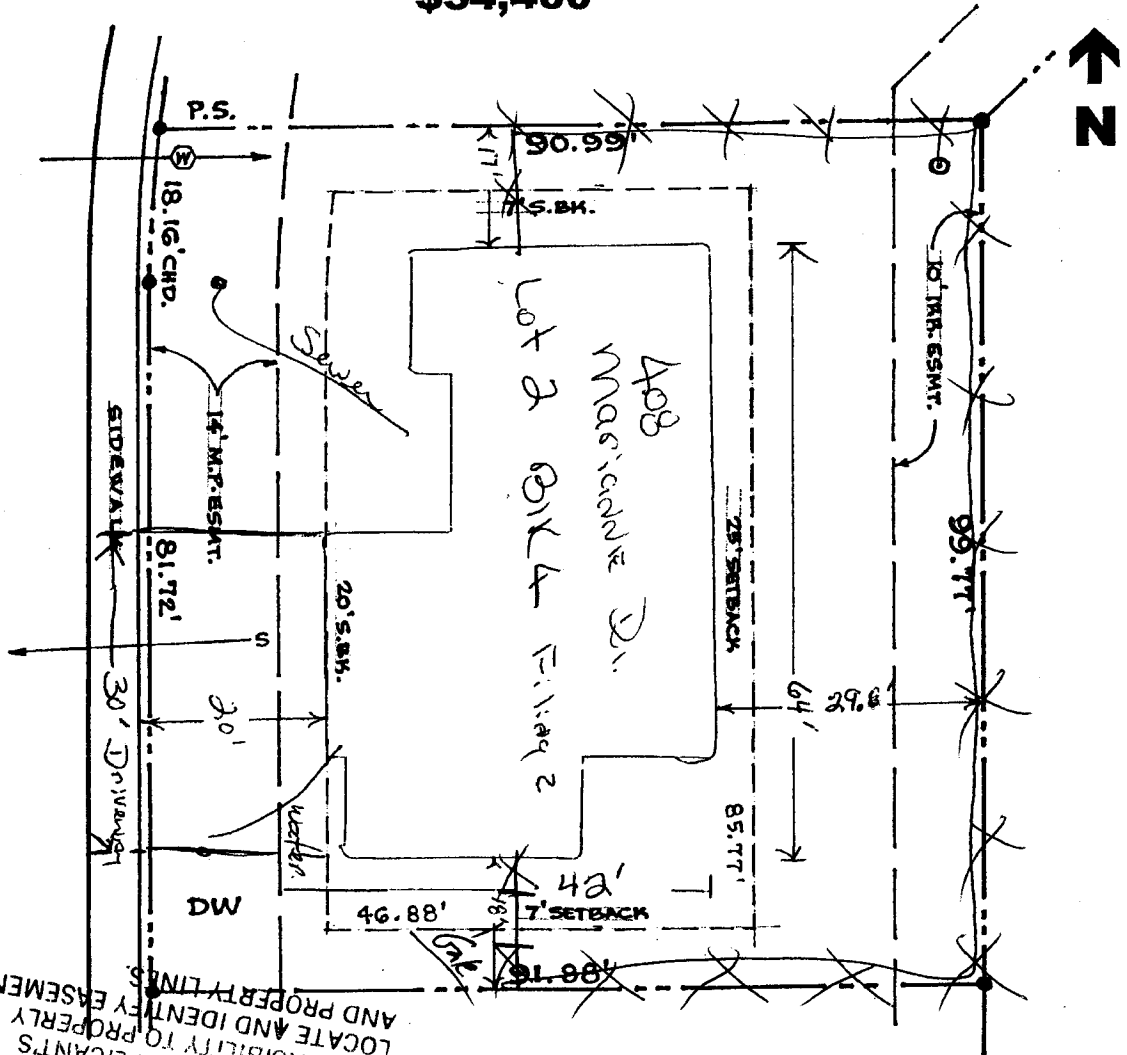
Filing II, Block 4, Lot 2, Zoned RSF-4

Address: 408 Marianne Drive

Tax Parcel Number 2943-174-26-064

**\$34,400**

*5/11/03*  
*192*



ACCEPTED *Clark Morgan 7/8/03*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

**Lot 64**  
0.21 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.**  
**Covenants, Conditions and Restrictions as recorded in Book 3376, Pages 350 etc.**