

FEE \$10.00

a

PERMIT # 13449

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 416 Marianne Dr.
Property Tax No: 2943-174-26-020
Subdivision: Westland Estates
Property Owner: Carl and Cheryl Schloesslin
Owner's Telephone: 970 401 2163
Owner's Address: 416 Marianne Dr.
Contractor's Name:
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: PVC 6 ft.

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 from center of ROW, whichever is greater.
Side 0' from PL Rear 0' 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 Cheryl A. Schloesslin Date 1/20/2005
Community Development's Approval [Signature] Date 1-20-05
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)

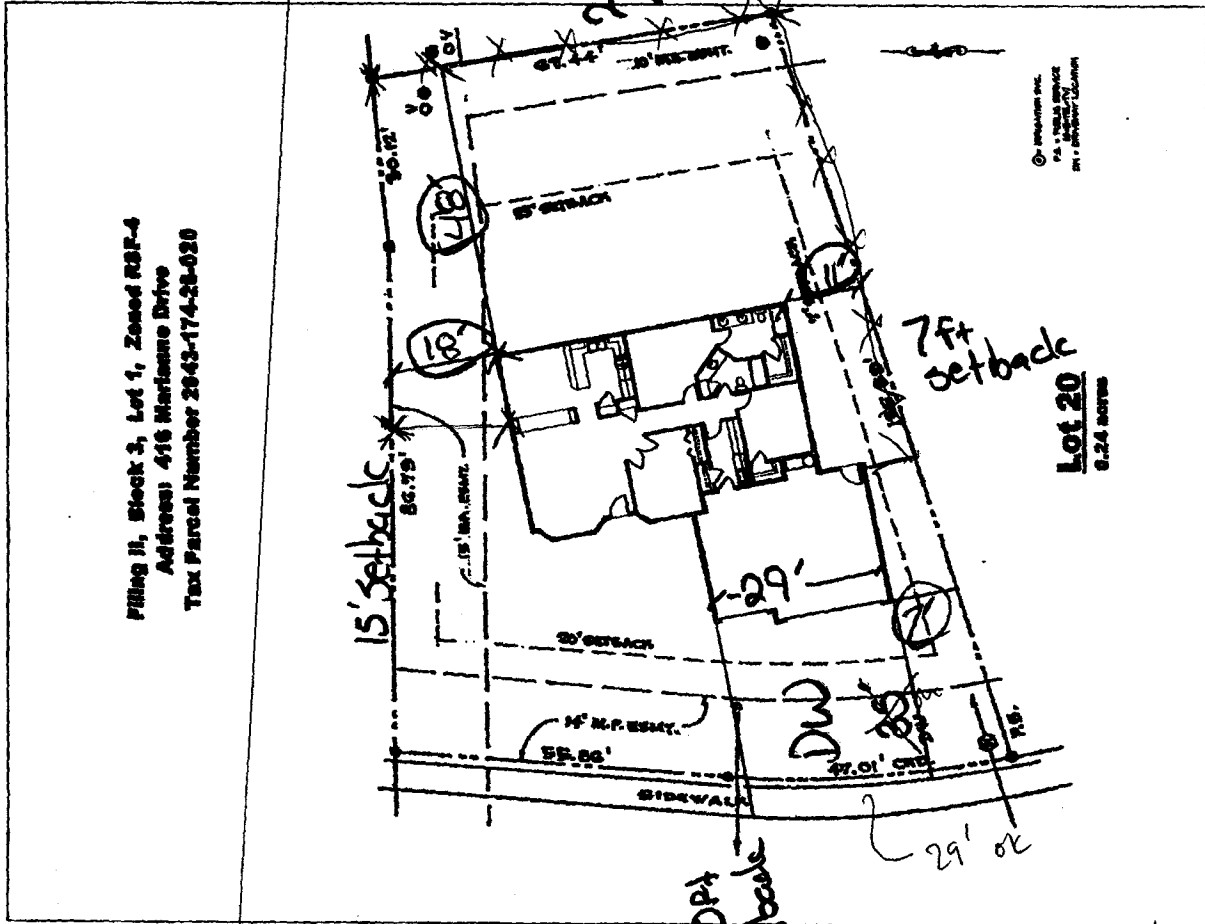
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)



THE PONDEROSA
PROPERTY OF K'S CUSTOM BUILDERS
GRAND JUNCTION, CO

DATE	10/14/03
BY	CL
CHECKED	CL
SCALE	AS SHOWN
SITE PLAN	
C1.0	

Platting II, Block 3, Lot 1, Zoned RBF-4
Address: 416 Marianne Drive
Tax Parcel Number 2643-174-28-020



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K's Custom Builders
1111 1/2 1st St. Grand Junction, CO

Lot 20
0.24 ACRES

1 SITE PLAN LOT 20
1/10" = 1' TOTAL SETBACKS = 150'

20 ft setback

OK as noted

CL
10/14/03

10/14/03
ACCEPTED *C. Jaye Wilson*
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.