

FEE \$10.00

PERMIT # 14092

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 425 Marianne Dr
Property Tax No: 2943-174-31-001
Subdivision: Westland State
Property Owner: Jean Thompson Cynthia Thompson
Owner's Telephone: 970-241-7485
Owner's Address: 425 Marianne Dr
Contractor's Name: Self
Contractor's Telephone: Self
Contractor's Address:
Fence Material & Height: Wood 6' privacy w 1' lattice

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 20' from property line (PL) or
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 [Signature] Date 7-6-06
Community Development's Approval [Signature] Date 7-7-06
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)

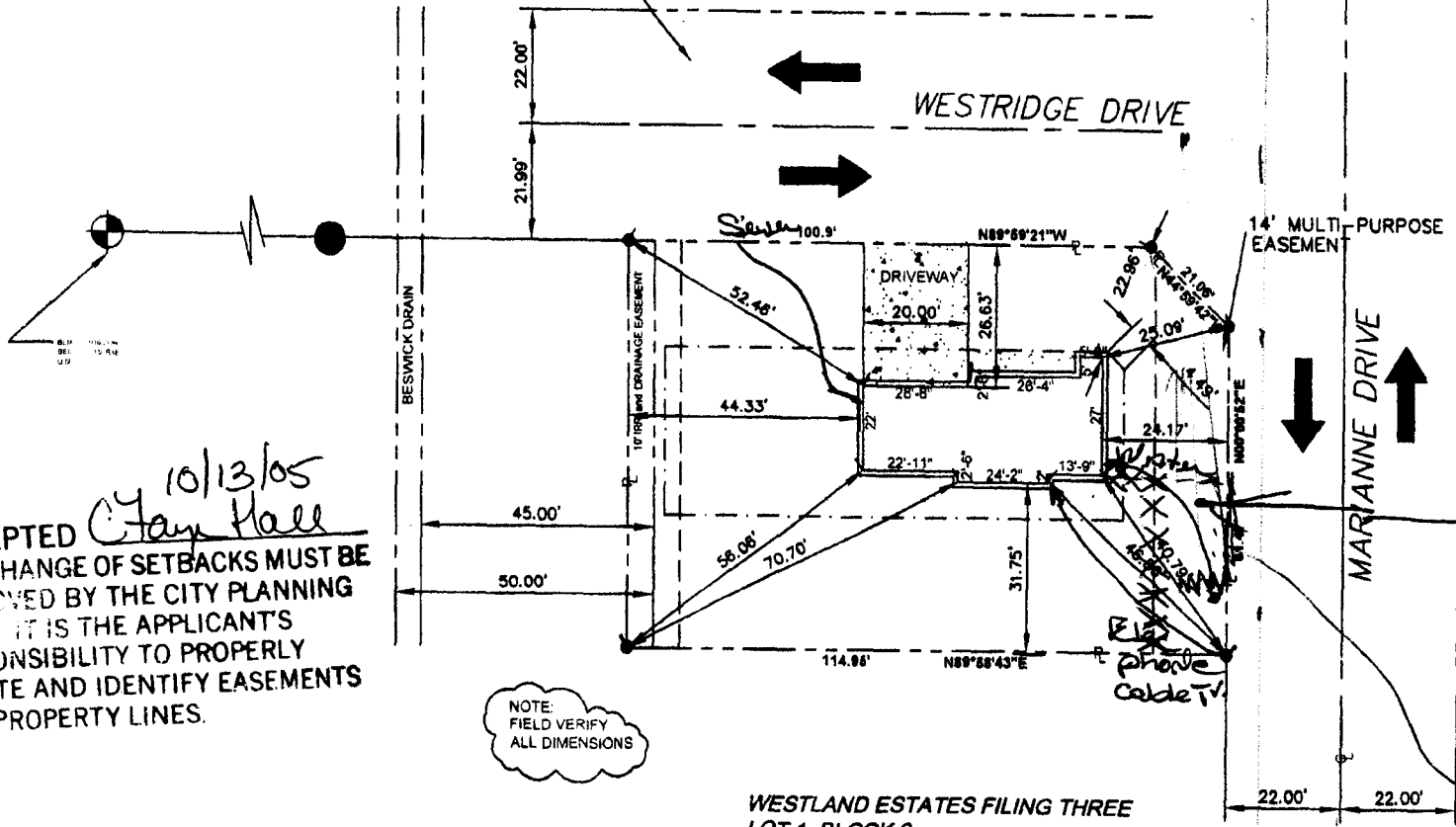
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

241-7425

50-11-01  
*[Handwritten signature]*

CITY OF GRAND JUNCTION  
PLANNING DEPARTMENT  
BY 2005 PAGE 010

GROSS SQ FT = 1394 SF  
IMPERVIOUS SQ FT = 8671.3 SF



ACCEPTED *Clay Hall* 10/13/05  
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.

NOTE:  
FIELD VERIFY  
ALL DIMENSIONS

WESTLAND ESTATES FILING THREE  
LOT 1, BLOCK 2  
425 MARIANNE DRIVE  
GRAND JUNCTION  
COLORADO  
9-22-2005  
REV 0.20.2005

MOVE FENCE 10' BACK OF PROP LINE

3' back w/ fence off rear corner of house