

FEE \$10.00

PERMIT # 11069



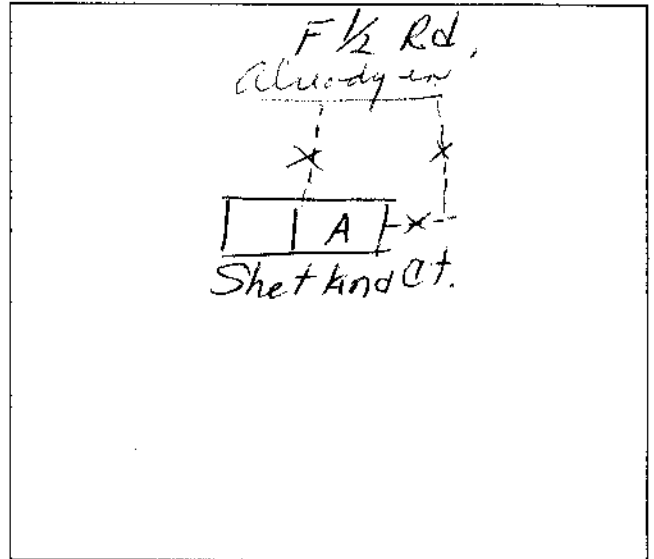
FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

EX

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2531 Shetland Ct #A
TAX SCHEDULE NO 2945.032-72-005
PROPERTY OWNER Dewaine Ed JoAnn Potter
DOWNER'S PHONE 970-243
DOWNER'S ADDRESS 2101 Broadway G.J.
CONTRACTOR Maranatha Fencing
CONTRACTOR'S PHDNE 241-9503
CONTRACTOR'S ADDRESS 260 28 Rd. G.J.
FENCE MATERIAL Cedar
FENCE HEIGHT 6'



Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, & fence height(s).

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 4.3
SPECIAL CONDITIONS

SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater.
Side 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 5-5-5B 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]
Community Development's Approval [Signature]
City Engineer's Approval (if required)

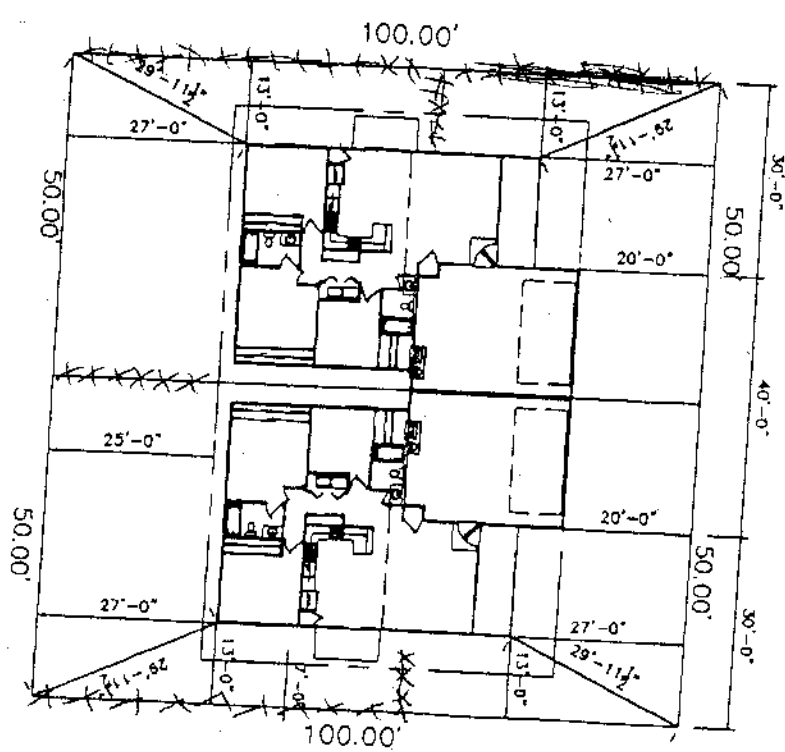
Date 7-12-00
Date 7-12-00
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

2531 A & B SHEET

# SHEPPLAND DRIVE

## LOT 3A



## LOT 3B

*Handwritten signature*  
 DRIVE OK.  
 12/9/99

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

*Handwritten signature*  
 11. 10/9/99

JK 5 - LOT 3  
 161 SF