

FEE \$10.00

PERMIT # 11071



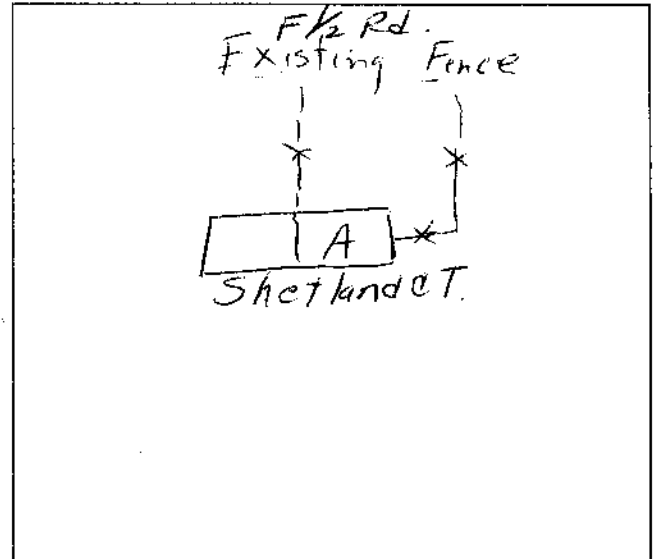
FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Handwritten initials

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 2533 Shetland Ct #A
TAX SCHEDULE NO 2945 032-72-007
PROPERTY OWNER Dewaine & JoAnn Potter
OWNER'S PHONE 243-6605
OWNER'S ADDRESS 2101 Broadway
CONTRACTOR Maranatha Fencing
CONTRACTOR'S PHONE 241-9303
CONTRACTOR'S ADDRESS 260 28 Rd. GJ
FENCE MATERIAL Cedar
FENCE HEIGHT 6'

PLOT PLAN



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 RB 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

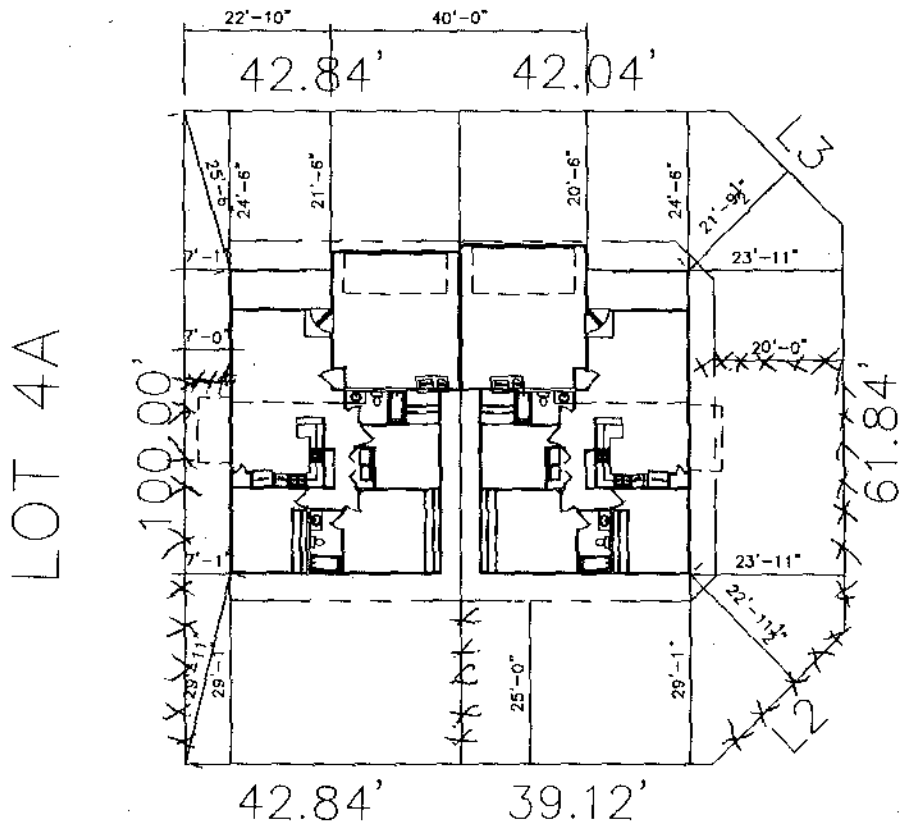
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

WESTWOOD RANCH SUBDIVISION
 FILING NO. TWO

BLOCK 5 - LOT 4
 2533 B Shetland Dr
 SHETLAND DRIVE

Misha Chagan 12/9
 ACCEPTED
 ANY CHANGES OF RECORDING
 APPROVED BY THE COUNTY RECORDING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY ENCUMBRANCES
 AND PROPERTY LINES.

Quil Ok
Rich Davis
 10-8-99



LOT 4B
 LAREDO
 COURT