

FEE \$5.00

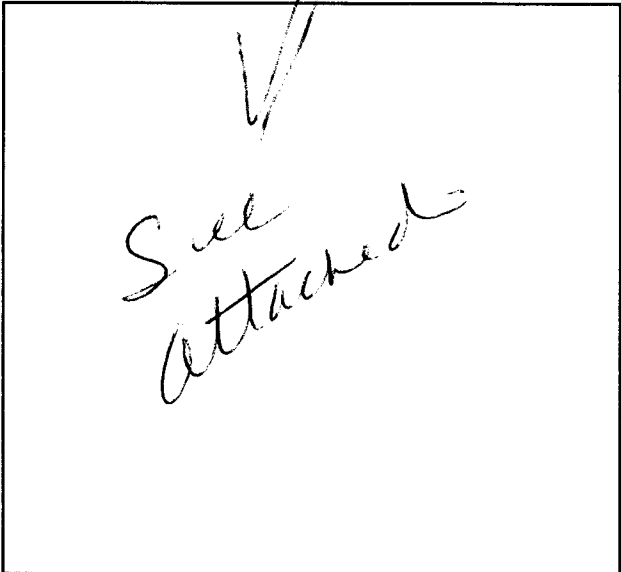
FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 470 Park Ave.
 TAX SCHEDULE NO 2945-154-26-009
 PROPERTY OWNER Sunshine Springer
 OWNER'S PHONE 243-5407
 OWNER'S ADDRESS P.O. Box 190 Bennett Co
 CONTRACTOR _____
 CONTRACTOR'S PHONE _____
 FENCE MATERIAL 1x6 rough cut
 FENCE HEIGHT 6 feet



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 RSF8
 SPECIAL CONDITIONS _____

SETBACKS: Front _____ from property line (PL) or
 _____ from center of ROW, whichever is greater.
 Side _____ from PL Rear _____ 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.

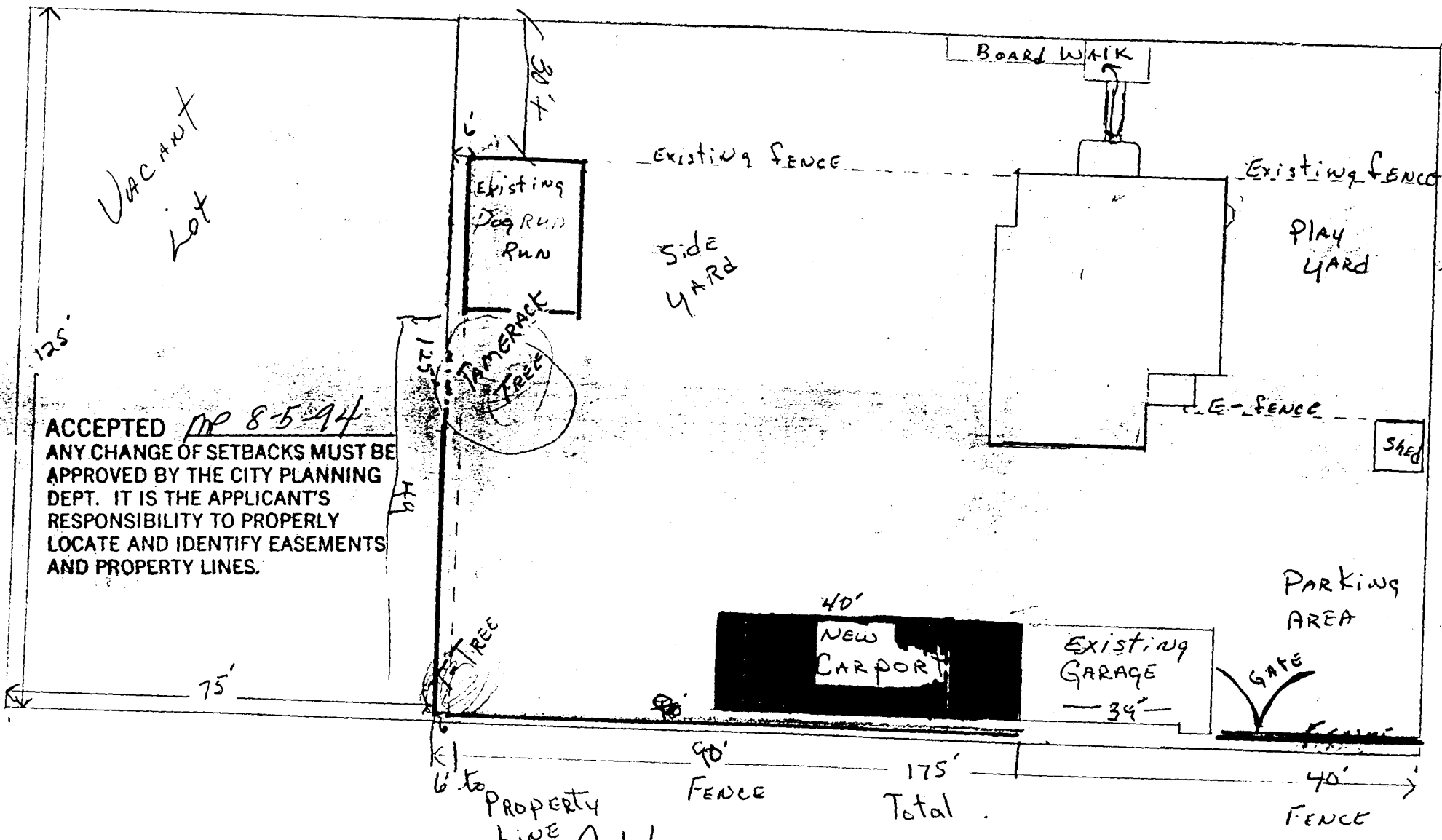
Applicant's Signature Ben Curtis Date Aug 14-94
 Community Development's Approval Marcia Putz Date 8-5-94
 City Engineer's Approval (if required) _____ Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Community Development) (Yellow: Code Enforcement) (Pink: Customer)

DRIVE

PARK AVE.



VACANT Lot

125'

ACCEPTED MP 85-94
 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.

75'

Existing Dog Run Run

SIDE YARD

BOARD WALK

Existing FENCE

Existing FENCE

PLAY YARD

TAMERACK TREE

E-FENCE

Shed

PARKING AREA

40'
NEW CARPORT

Existing GARAGE
-34'-

GATE

6' to PROPERTY LINE

90' FENCE

175' Total

40' FENCE