

FEE \$10.00

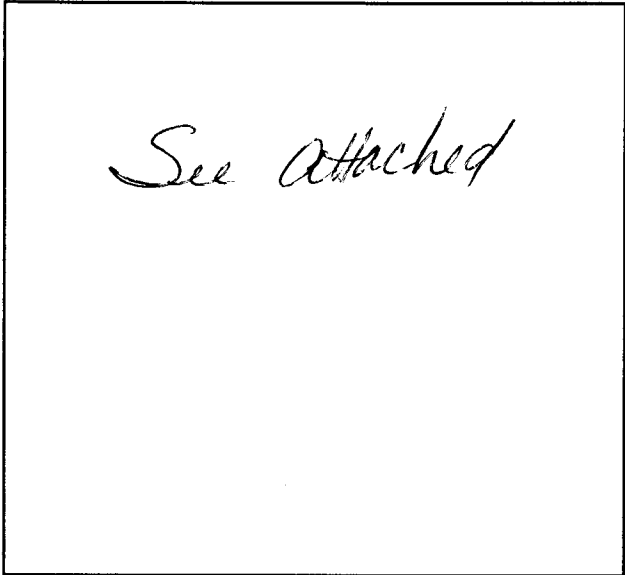
FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2337 TEXAS AVE.
TAX SCHEDULE NO 2945-124-09-014
PROPERTY OWNER HARRY C. & NINA MAE WELBOEN
OWNER'S PHONE 970-245-3108
OWNER'S ADDRESS 2337 TEXAS AVE.
CONTRACTOR
CONTRACTOR'S PHONE
FENCE MATERIAL SPLIT RAIL
FENCE HEIGHT 40"



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 RSF-8
SPECIAL CONDITIONS not in City R.O.W.
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 Nina Mae Welborn Date 5/6/96
Community Development's Approval Ronnie Edwards Date 5/6/96
City Engineer's Approval (if required) N/A 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)

STREET 2337 TEXAS Ave.

chain link fence (roughly)

tree
proposed
split pad

well

bedroom

tree

sidewalk

Porch

House

driveway

Driveway

Driveway

2945-12-4-09-014

