

FEE \$10.00

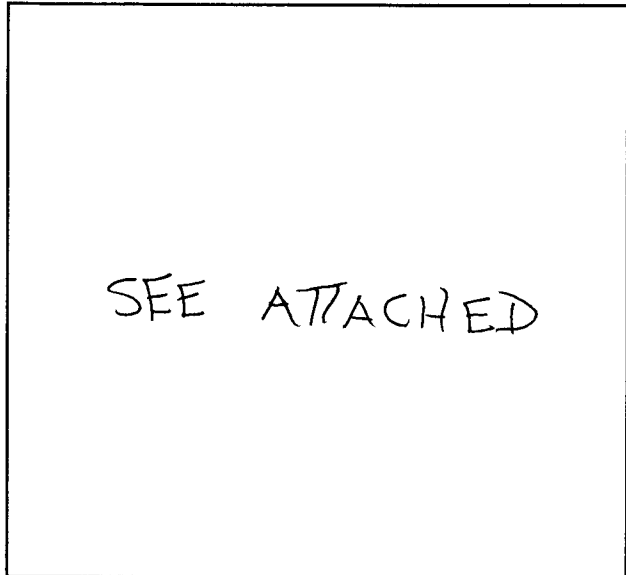


FENCE PERMIT  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2501 Little Bookcliff Ave  
TAX SCHEDULE NO 2945-111-16-019  
PROPERTY OWNER Health & Rehab. Properties  
OWNER'S PHONE \_\_\_\_\_  
OWNER'S ADDRESS C/o Easley, McCaleb + Assoc, Inc  
P.O. Box 796847  
Dallas, TX 75279-6847  
CONTRACTOR Ken Comstock  
CONTRACTOR'S PHONE (970)243-8662  
FENCE MATERIAL Cinder block - Screen block  
FENCE HEIGHT 48-50"



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 RMF - C4  
SPECIAL CONDITIONS NONE

SETBACKS: Front 20 from property line (PL) or  
45 ft from center of ROW, whichever is greater.  
Side 10 from PL Rear 20 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 Ken Comstock  
Community Development's Approval [Redacted]  
City Engineer's Approval (if required) N/A

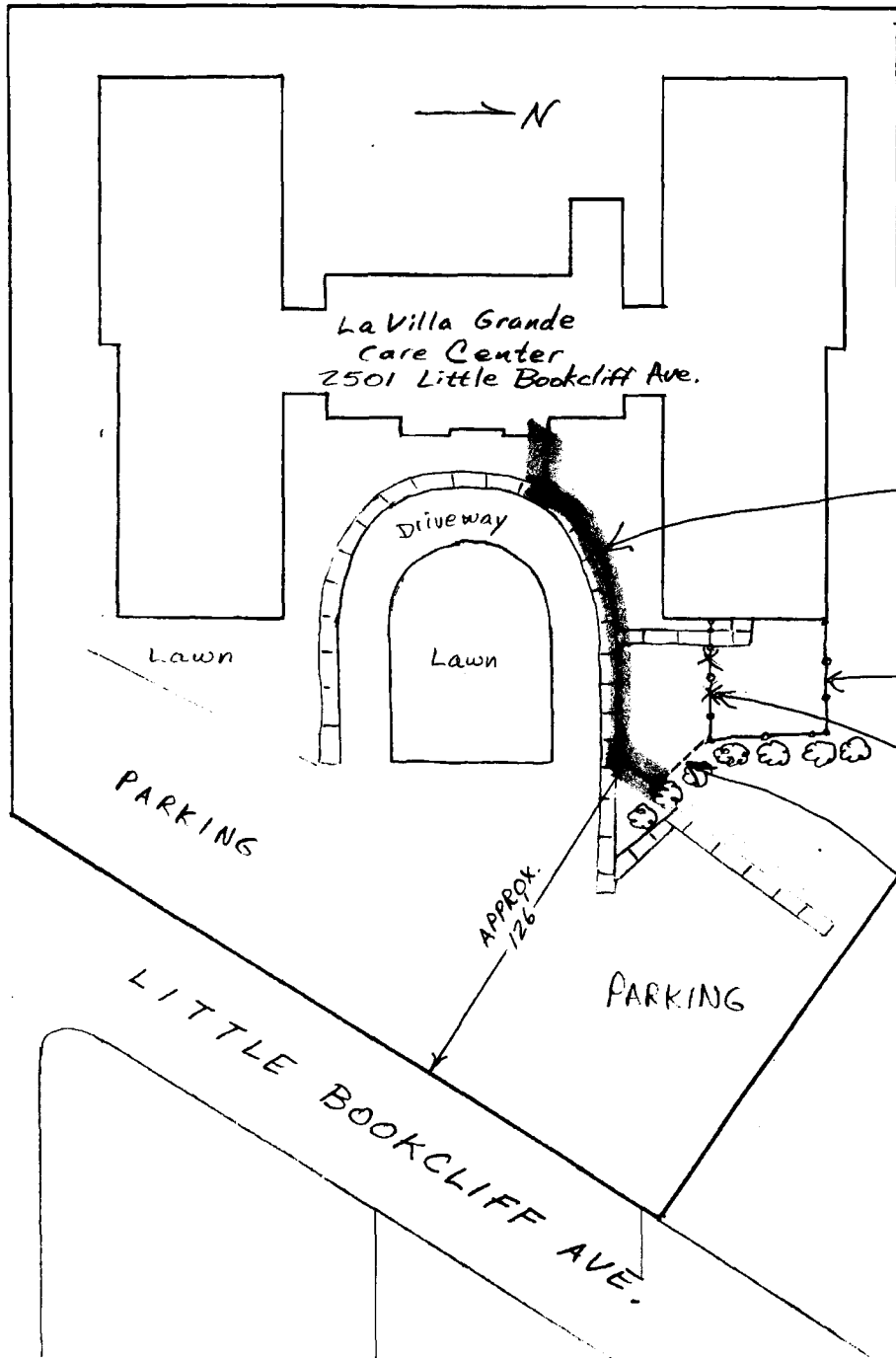
Date 8/16/96  
Date 8/16/96  
Date \_\_\_\_\_

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)

8th Street

WELLINGTON AVE



48" block wall to be built

existing chain-link fence

This section will be removed & moved to here

PARKING

PARKING

Driveway

Lawn

Lawn

La Villa Grande  
Care Center  
2501 Little Bookcliff Ave.

N

LITTLE BOOKCLIFF AVE.

APPROX. 126

PLOT PLAN