

FEE \$10.00

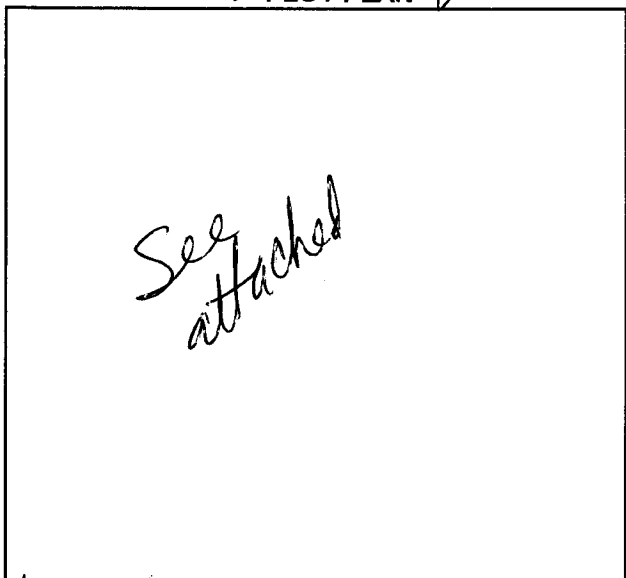
# FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2696 Unawep  
TAX SCHEDULE NO 2945-234-00-021  
PROPERTY OWNER Cynthia Anderson  
OWNER'S PHONE 236-1704  
OWNER'S ADDRESS 2696 Unawep Ave  
CONTRACTOR Self  
CONTRACTOR'S PHONE \_\_\_\_\_  
FENCE MATERIAL lath & cedar  
FENCE HEIGHT 4' privacy - back yard  
6' cedar  
across drive next to house



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 SETBACKS: Front \_\_\_\_\_ from property line (PL) or  
SPECIAL CONDITIONS 30' minimum \_\_\_\_\_ from center of ROW, whichever is greater.  
to privacy fence & prop. line 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 Cynthia Anderson Date 6/7/96  
Community Development's Approval Ronnie Edwards Date 6/4/96  
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)

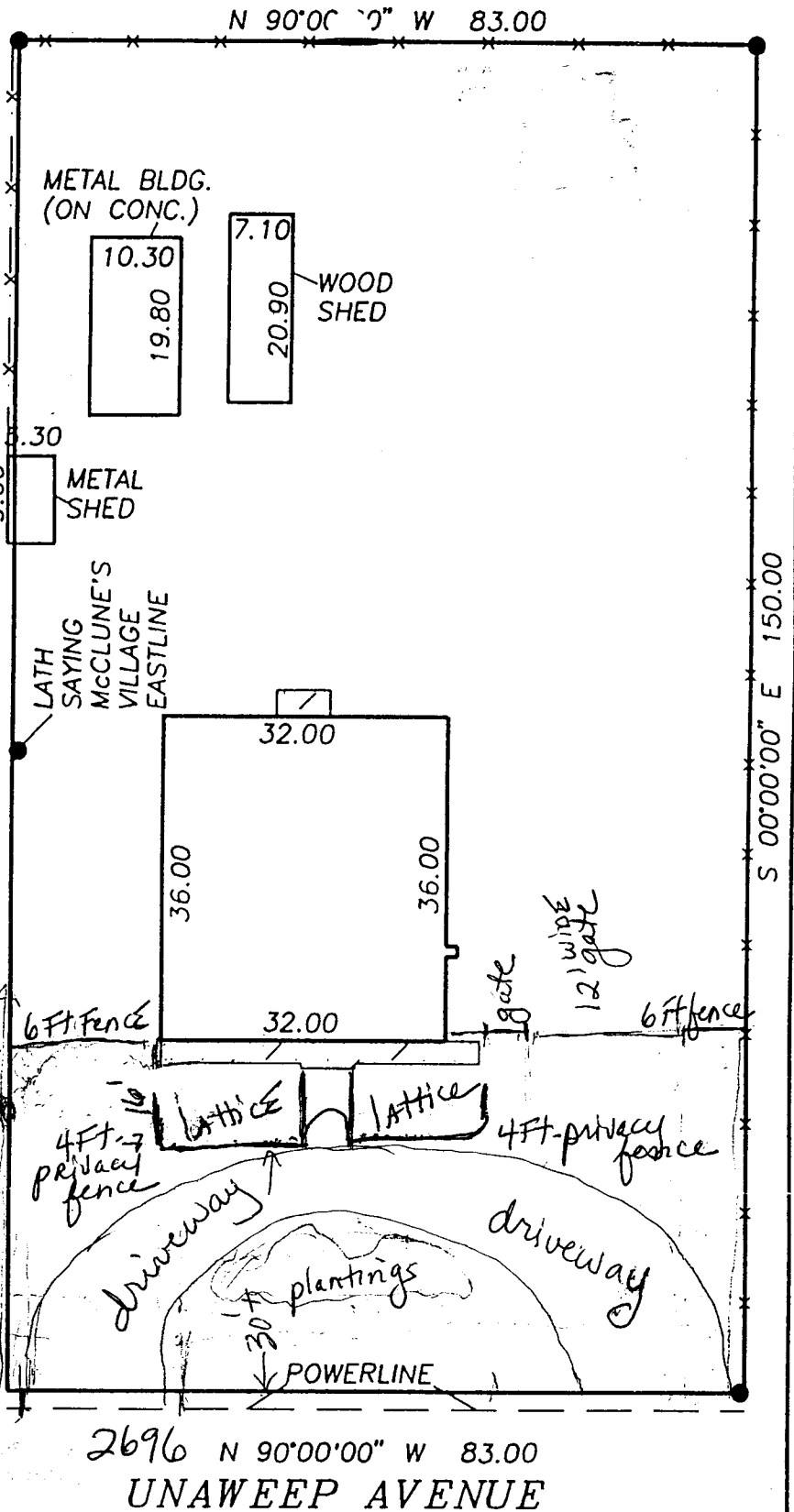
DESCRIPTION

A parcel of land situated in the SE1/4 SE1/4 of Section 23, Township South, Range 1 West, of the Ute Meridian, more particularly described as follows:

Beginning at a point 30 feet North and 95.2 feet West of the Southeast corner of said Section 23; thence West 83.0 feet; thence North 150.0 feet; thence East 83.0 feet; thence South 150.0 feet to the Point of Beginning.

TITLE COMMITMENT NO. 121388B

TAX SCHED. NO. 2945-234-00-021



LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

2696 N 90°00'00" W 83.00  
UNAWEEP AVENUE