

FEE \$10.00

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 560 South Westgate
TAX SCHEDULE NO 2945-102-23025
PROPERTY OWNER Bemis Electric
OWNER'S PHONE 241-1426
OWNER'S ADDRESS Same
CONTRACTOR Taylor fence
CONTRACTOR'S PHONE 241-1473
FENCE MATERIAL 6' Chainlink
FENCE HEIGHT 6' Tall

See the Attached
Drawing

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 C-2
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.

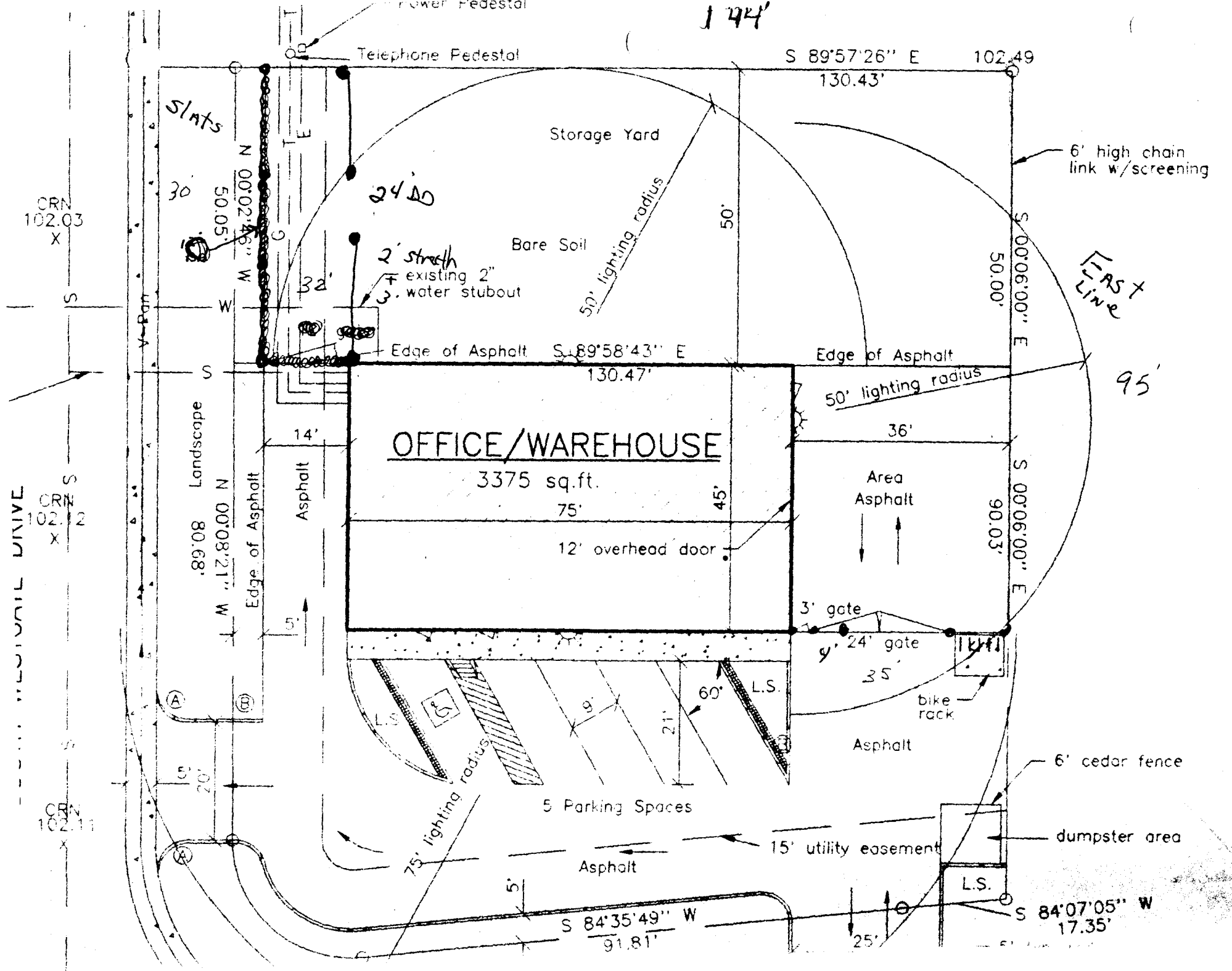
I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature [Signature]
Community Development's Approval [Signature]
City Engineer's Approval (if required) _____

Date 6-10-97
Date 6-10-97
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)



144'

Telephone Pedestal

S 89°57'26" E 102.49

130.43'

Slats

Storage Yard

6' high chain link w/screening

CRN 102.03 X

30'

24.00

Bare Soil

2' street existing 2" water stubout

FEAST LINE

N 00°02'45" W 50.05'

50' lighting radius

S 00°06'00" E 50.00'

Edge of Asphalt S 89°58'43" E 130.47'

Edge of Asphalt

50' lighting radius

95'

OFFICE/WAREHOUSE

3375 sq. ft.

Area Asphalt

CRN 102.12 X

Edge of Asphalt N 00°08'21" W 80.68'

Asphalt

75'

45'

36'

Area Asphalt

S 00°06'00" E 90.03'

12' overhead door

3' gate

24' gate

bike rack

6' cedar fence

RESIDENTIAL DRIVE

CRN 102.11 X

(A)

(B)

(C)

(D)

5 Parking Spaces

L.S.

Asphalt

dumpster area

75' lighting radius

Asphalt

15' utility easement

L.S.

S 84°35'49" W 91.81'

S 84°07'05" W 17.35'

25'