

FEE \$10.00

PERMIT # 10072

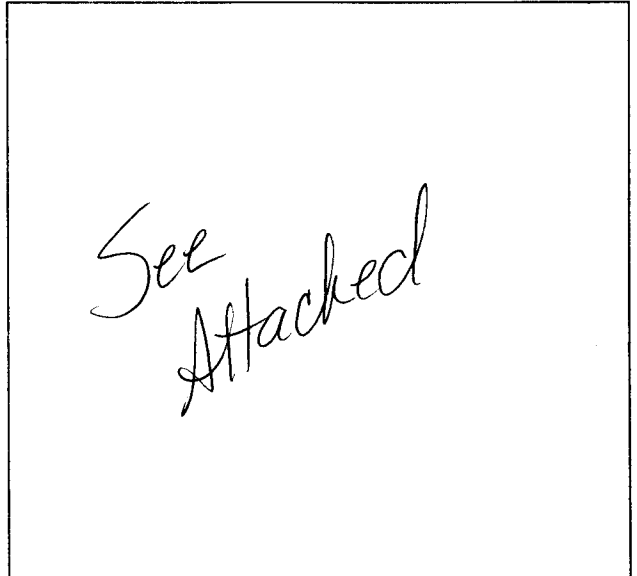
### FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 1162 Michael's Place  
 TAX SCHEDULE NO 2945-251-12-011  
 PROPERTY OWNER Chris Stortz & LeAnna Plough  
 OWNER'S PHONE 242-1568  
 OWNER'S ADDRESS Same  
 CONTRACTOR Self  
 CONTRACTOR'S PHONE \_\_\_\_\_  
 FENCE MATERIAL Cedar  
 FENCE HEIGHT 6" x 3'



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 PR-4  
 SPECIAL CONDITIONS \_\_\_\_\_

SETBACKS: Front 20' 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.

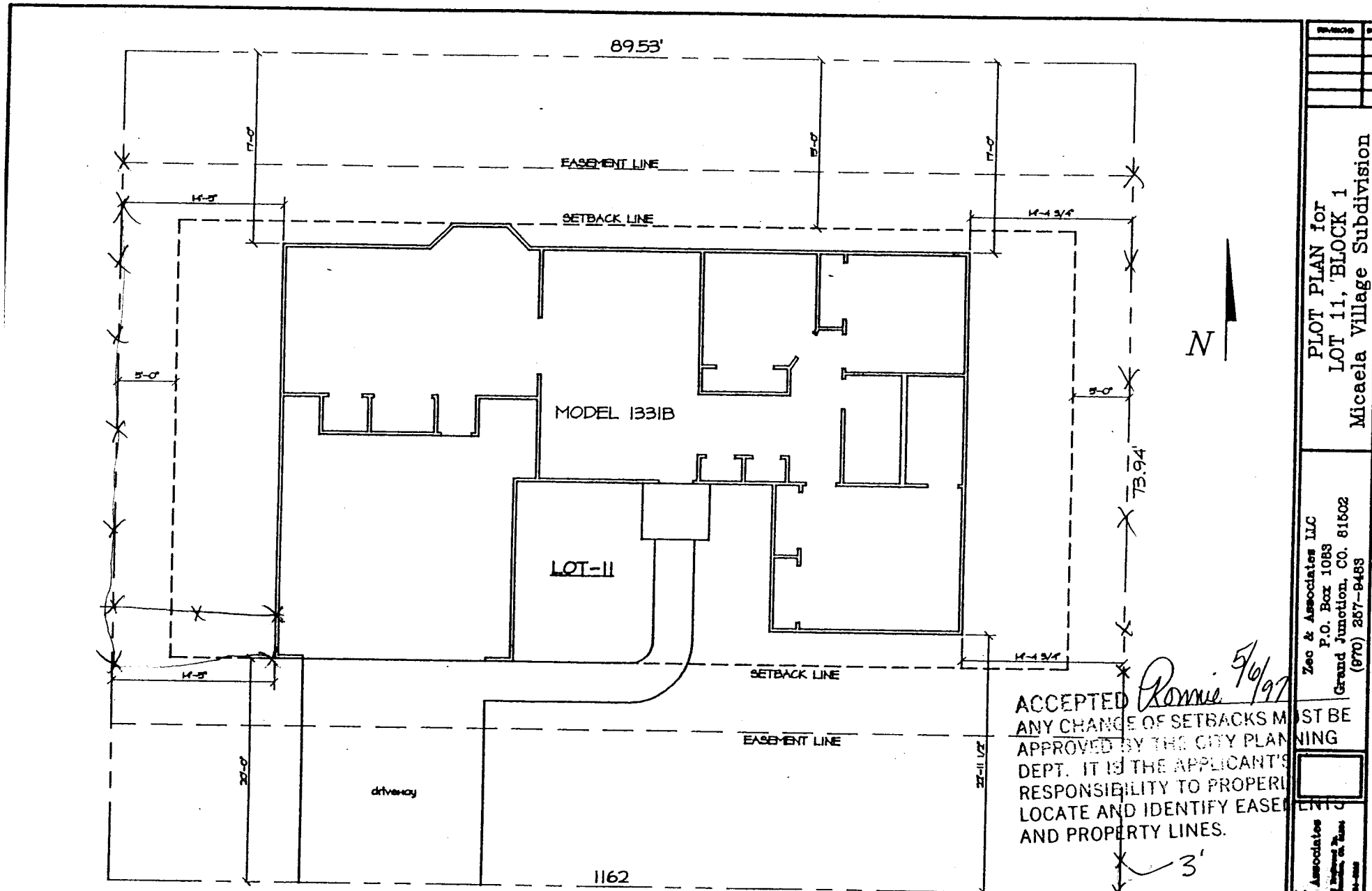
I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature Chris Stortz  
 Community Development's Approval Santa J. Costello  
 City Engineer's Approval (if required) \_\_\_\_\_

Date 7-29-97  
 Date 7-29-97  
 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)



DRIVEWAY LOCATION O.K.  
 K.L. Ashlock 5/1/97

MICAEA'S PLACE

**PLOT PLAN**  
 SCALE: 3/16"=1'-0"

FENCING CANNOT EXTEND INTO  
 10' WIDE PEDESTRIAN EASEMENT  
 BETWEEN LOTS 11 & 12

ACCEPTED *Ronnie 5/6/97*  
 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.

Zeo & Associates LLC P.O. Box 1088 Grand Junction, CO. 81502 (970) 267-9488	
PLOT PLAN for LOT 11, BLOCK 1 Micaela Village Subdivision	
PL-1	1