

FEE \$10.00

PERMIT # 10093

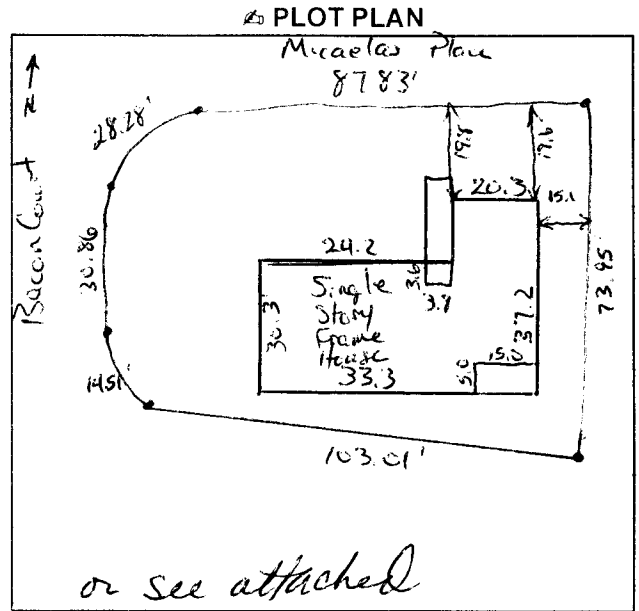
FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 1177 Micaela's Place
 TAX SCHEDULE NO 2945-234-14-007
 PROPERTY OWNER Brent Smith
 OWNER'S PHONE 243-9420 (cell-261-2454)
 OWNER'S ADDRESS 1177 Micaela's Place
 CONTRACTOR Self
 CONTRACTOR'S PHONE _____
 FENCE MATERIAL Wood
 FENCE HEIGHT 6 Feet



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 No part of fence shall exceed 6' in height

SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater.
 Side 0' from PL Rear 0' 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 Brent E. Smith

Date 8-1-97

Community Development's Approval Ronnie Edwards

Date 8-1-97

City Engineer's Approval (if required) checked by Greg - 8/1/97 w/traffic

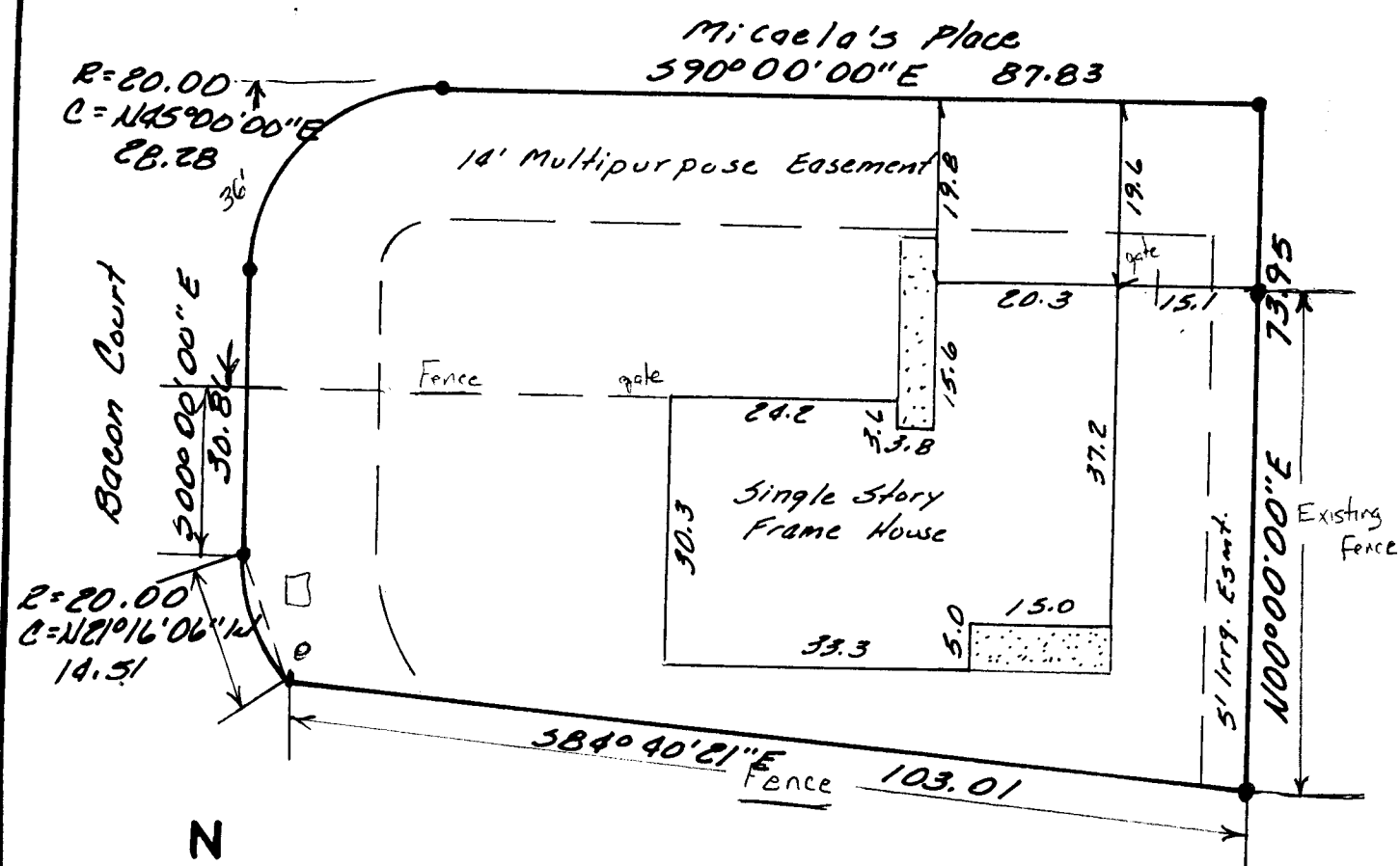
Date 8-1-97
- says okay

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)



Micaela's Place
 590°00'00"E 87.83

R=20.00
 C=145°00'00"E
 28.28

R=20.00
 C=121°16'06"W
 14.51

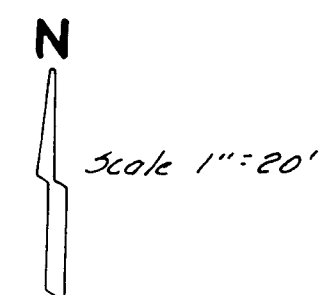
Bacon Court

14' Multipurpose Easement

Fence gate

Single Story Frame House

Existing Fence



1177 Micaela's Place

This property does not fall within any apparent flood plain.