

FEE \$10.00

# FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 1355 Gunnison Ave

TAX SCHEDULE NO \_\_\_\_\_

PROPERTY OWNER Dennis Murphy

OWNER'S PHONE 970-245-6334

OWNER'S ADDRESS SAME AS ABOVE

CONTRACTOR SELF

CONTRACTOR'S PHONE \_\_\_\_\_

FENCE MATERIAL CEDAR / RED WOOD

FENCE HEIGHT 6' REAR (M) 3' Side front (X)



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-5

SETBACKS: Front \_\_\_\_\_ from property line (PL) or

SPECIAL CONDITIONS \_\_\_\_\_

\_\_\_\_\_ 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]

Date 02/21/97

Community Development's Approval [Signature]

Date 2-21-97

City Engineer's Approval (if required) \_\_\_\_\_

Date \_\_\_\_\_

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Community Development)

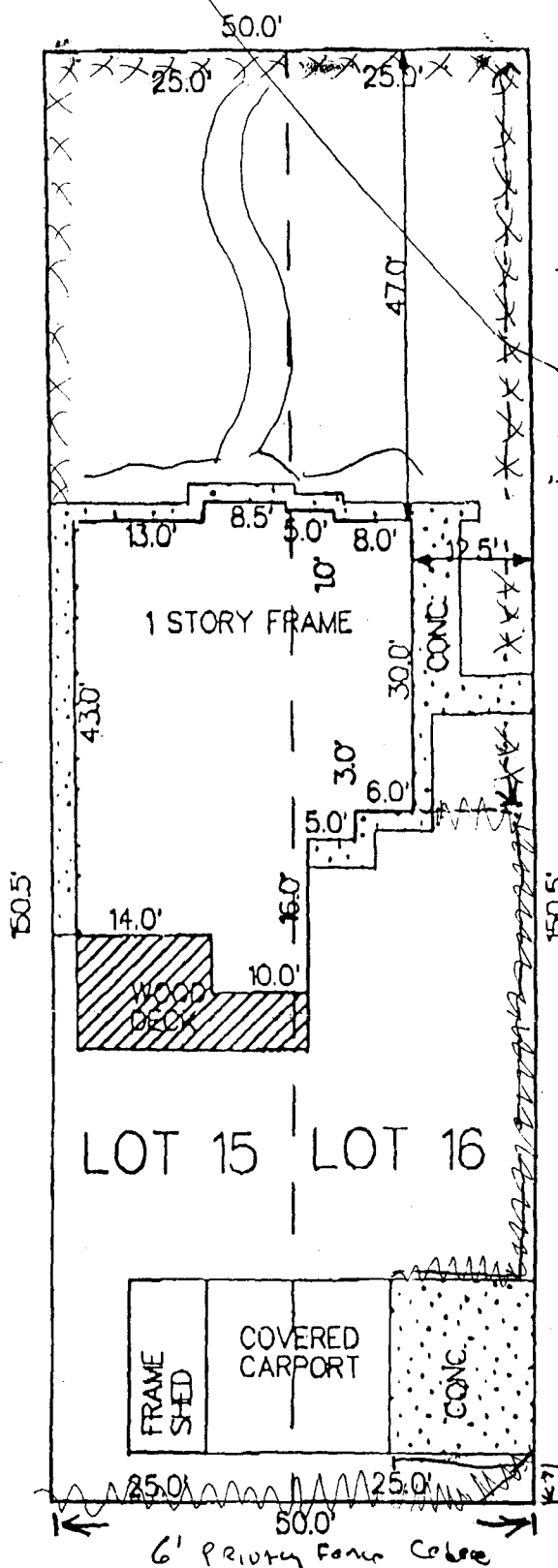
(Yellow: Code Enforcement)

(Pink: Customer)

# IMPROVEMENT LOCATION CERTIFICATE

1355 GUNNISON AVENUE

GUNNISON AVENUE



FIRST AMERICAN TITLE #119402  
MURPHY ACCT.  
LOTS 15 & 16 OF LINCOLN PARK ADDITION,  
MESA COUNTY, COLORADO.

3' Split Rail to CORNER

every body that  
USES Lincoln Park  
Cuts across  
Front lawn

6' Privacy Fence  
color  
"Good Neighbor"  
Type

Notes:  
Also would like to  
Keep status in proposed  
Historic District.  
with Bldg Materials!



SCALE: 1" = 20'

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR DEPENDABLE MORTGAGE,  
THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELED UPON FOR THE ESTABLISHMENT  
OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON