

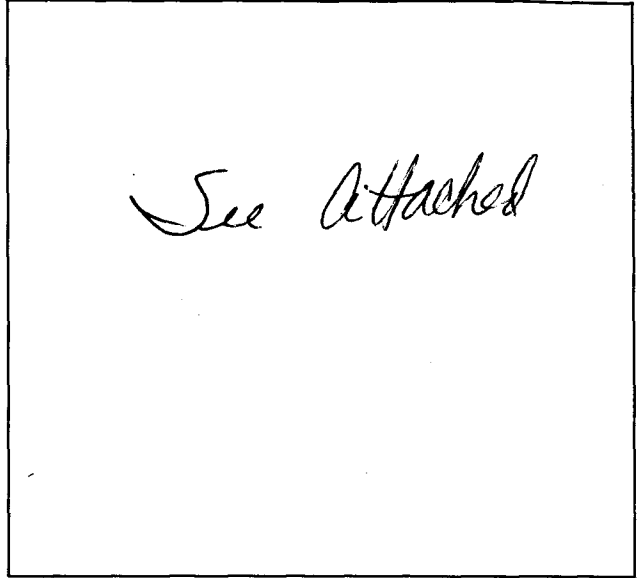
FEE \$10.00

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2403 N 1st street
TAX SCHEDULE NO 2945-101-00-008
PROPERTY OWNER AARON A. Schurman
OWNER'S PHONE 243-0848
OWNER'S ADDRESS SAME
CONTRACTOR owner
CONTRACTOR'S PHONE same
FENCE MATERIAL Red wood
FENCE HEIGHT 6'



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
SPECIAL CONDITIONS _____

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 Aaron Schurman

Date 1/28/97

Community Development's Approval Bonnie Edwards

Date 1-28-97

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)

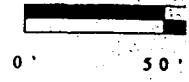
(Pink: Customer)

IG
mm
mm

S 00° 05' 54" E

660.07'

GRAI



0'

50'

100'

NORTH LINE S 1/2 NE 1/4 NE 1/4 SECTION 10

100.01'

NORTH FIRST STREET

2403 N 1st St

LEGEND

- FOUND
- ⊙ FOUND
- FOUND
- SET
- △ SET
- ⊠ OFF

390.56'

FOUND #5 REBAR IN CONCRETE

NOW OR FORMERLY
RUTH HUNT GORMLEY
BOOK 1810 PAGE 681

NOW OR FORMERLY
RUTH M. GORMLEY
BOOK 1275 PAGE 567

FOUND #5 REBAR

0.99'

R-O-W

500.50'

77.51'

E

S 89° 58' 07" E

PARCEL 1
1.64 ACRES

470.50'

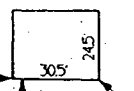
FOUND #5 REBAR

-00-008

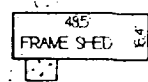
T.
8

M 02.14.00 N

152.62'

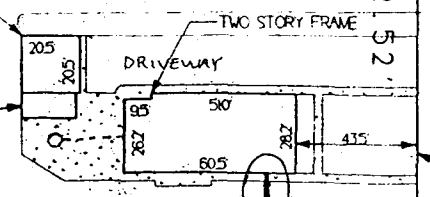


TWO STORY
FRAME BARN



435'
FRAME SHED

FRAME GARAGE



TWO STORY FRAME

DRIVEWAY

GREEN HOUSE

468.92'

G PARCEL 2

30'

152.52'

30'

R-O-W

SE CORNER
N 1/2 S 1/2
NE 1/4 NE 1/4

330.04'

Approx

Fence

GERRILYN SUBDIVISION
PLAT BOOK 11 PAGE 226

LOT 1

1076.70'

POINT OF BEGINNING PARCEL 1

LINE N 1/2 S 1/2 NE 1/4 NE 1/4 SECTION 10