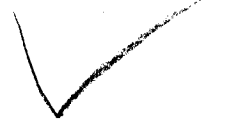


~~FEES \$100~~

P w/ Minor Change

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



Micaela's Village

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS ~~Unawep~~ ~~11th~~
 TAX SCHEDULE NO 2945-234-00-017
 PROPERTY OWNER Zeck & Assoc.
 OWNER'S PHONE 257-9483
 OWNER'S ADDRESS P.O. Box 1003
 CONTRACTOR Zeck & Associates
 CONTRACTOR'S PHONE 257-9483
 FENCE MATERIAL Cedar
 FENCE HEIGHT 6'

2690 Unawep
 (P85)
 Per file
 MC-1997-053
 &
 see attached

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
 SPECIAL CONDITIONS see letter in file dated 3/28/97

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.

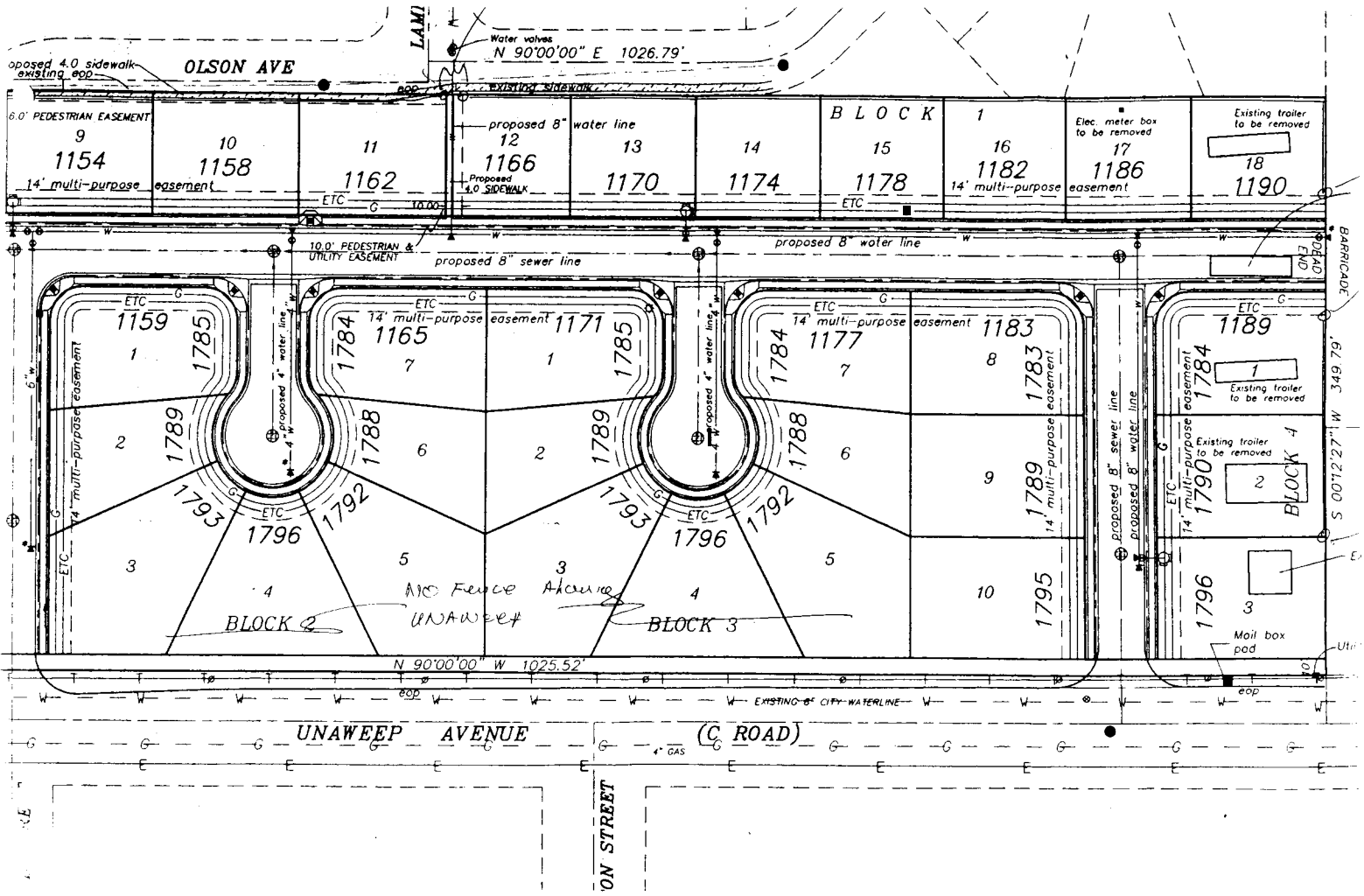
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply.

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 Maureen L Zeck Date 3-31-97
 Community Development's Approval [Signature] Date 3/31/97
 City Engineer's Approval (if required) NA - see file 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)



proposed 4.0 sidewalk
existing eop

OLSON AVE

LAMI

Water valves
N 90°00'00" E 1026.79'

6.0' PEDESTRIAN EASEMENT
9
1154
14' multi-purpose easement

10
1158

11
1162

proposed 8" water line
12
1166
proposed 4.0 SIDEWALK

13
1170

14
1174

BLOCK 1
15
1178

16
1182
14' multi-purpose easement

17
1186
Existing trailer to be removed
18
1190

10.0' PEDESTRIAN & UTILITY EASEMENT
ETC G
1159
1
1785
1789
1793
1796
BLOCK 2

1784
1165
7
1788
1792
6
5
NO Fence Above UNAWEEP

1784
1177
7
1788
1792
6
5
BLOCK 3

1183
8
1783
1789
1793
1796
10
1795

1189
1
1784
1790
2
BLOCK 4
3
Mail box pad

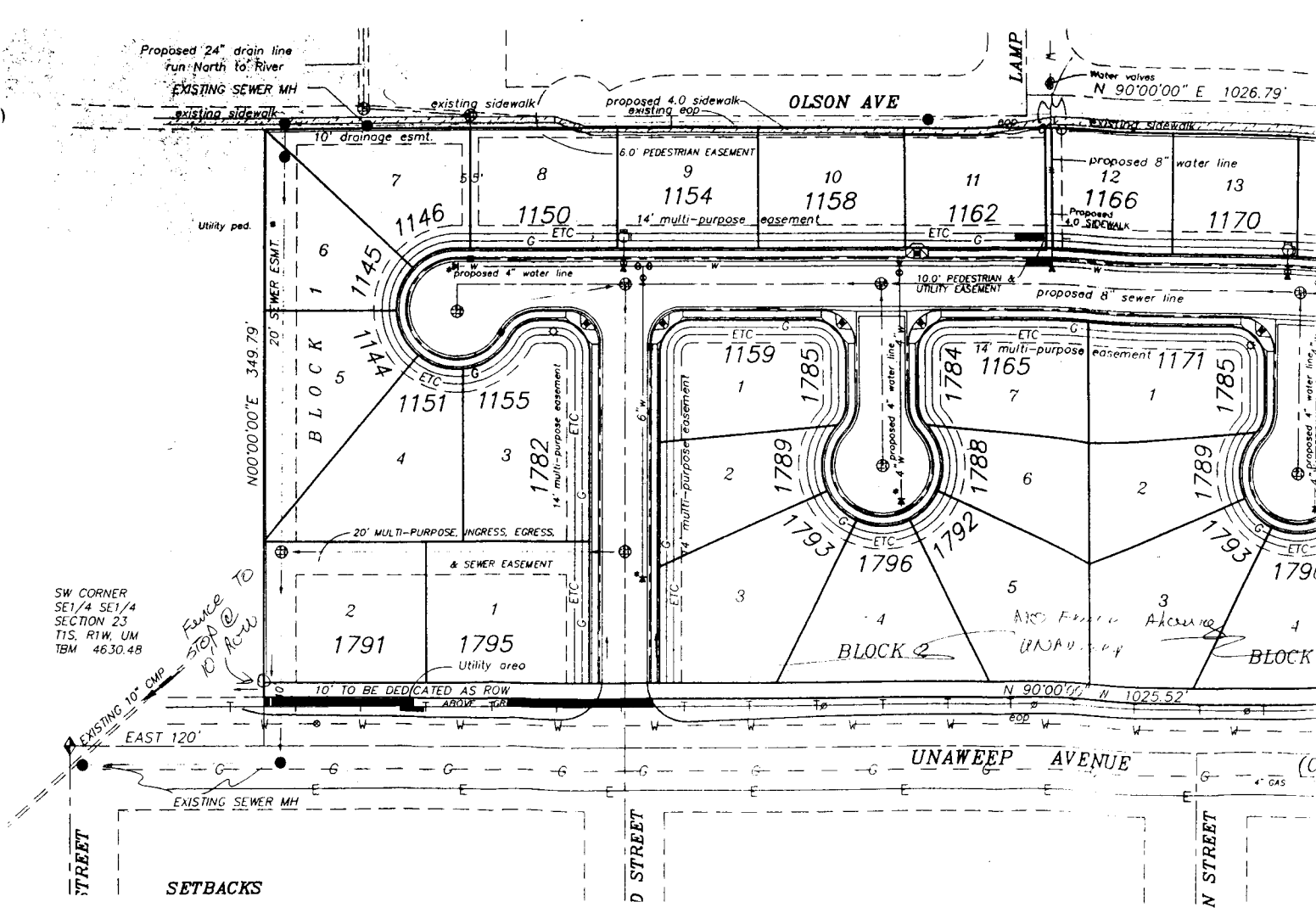
N 90°00'00" W 1025.52'

UNAWEEP AVENUE

(C. ROAD)

ON STREET

BARRICADE
S 00°12'27" W 349.79'



Proposed 24" drain line
run North to River

EXISTING SEWER MH
existing sidewalk

OLSON AVE

Water valves
N 90°00'00" E 1026.79'

Utility ped.

N00°00'00"E 349.79'

20' SEWER ESMT.

BLOCK 1

BLOCK 2

SW CORNER
SE 1/4, SE 1/4
SECTION 23
T1S, R1W, UM
TBM 4630.48

Fence to
stop @
10' ROW

EXISTING 10' CMP
EAST 120'

10' TO BE DEDICATED AS ROW
ABOVE

UNAWEEP AVENUE

STREET

SETBACKS

D STREET

N STREET

EXISTING SEWER MH

4" GAS