

FEE \$10.00

PERMIT # 10316

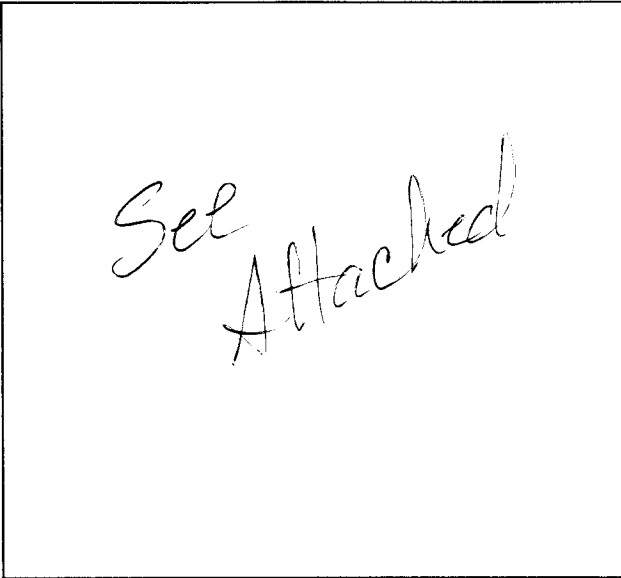
FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 408 Montero Avenue St.
 TAX SCHEDULE NO 2945-183-05-009
 PROPERTY OWNER Michael Edwards
 OWNER'S PHONE 257-9380
 OWNER'S ADDRESS 408 Montero Ave Street
 CONTRACTOR Concept Builders
 CONTRACTOR'S PHONE 241-1050
 FENCE MATERIAL Cedar (Wood)
 FENCE HEIGHT 6-3 Ft and 4 Ft



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-4
 SPECIAL CONDITIONS _____

SETBACKS: Front 20' from property line (PL) or
45' 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.

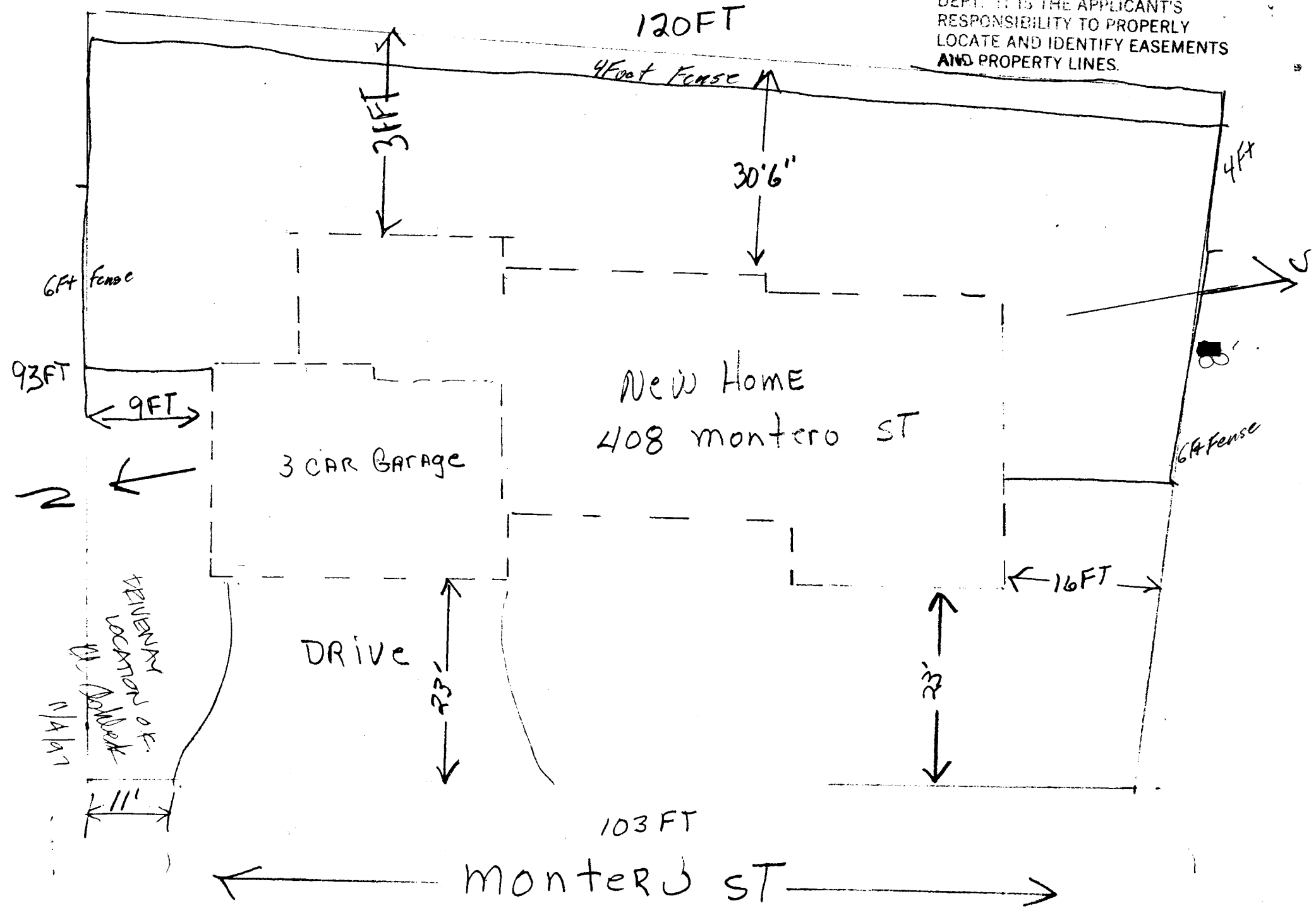
Applicant's Signature Michael Edwards
 Community Development's Approval Santa Costello
 City Engineer's Approval (if required) _____

Date 5/7/98
 Date 5-7-98
 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)

ACCEPTED SLC 11-5-1
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.



ADP

120 FT

4 Foot Fence

3 FT

30'6"

4 FT

6 FT Fence

93 FT

9 FT

New Home
408 montero ST

3 CAR GARAGE

6 FT Fence

DRIVE

16 FT

23'

23'

103 FT

MONTERO ST

REVISION OF
LOCATION OF
DRIVE
11/1/17

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