

FEE \$10.00

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 540 Teller Ave
TAX SCHEDULE NO 2945-142-08-008
PROPERTY OWNER James D Estes
OWNER'S PHONE 242-2014
OWNER'S ADDRESS 560 Teller Ave
CONTRACTOR SELF
CONTRACTOR'S PHONE 2422014
FENCE MATERIAL Cedar + Pine
FENCE HEIGHT 6ft



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 RMF-32
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 James D Estes
Community Development's Approval K. Valdez
City Engineer's Approval (if required)

Date 10-27-98
Date 10-27-98
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)

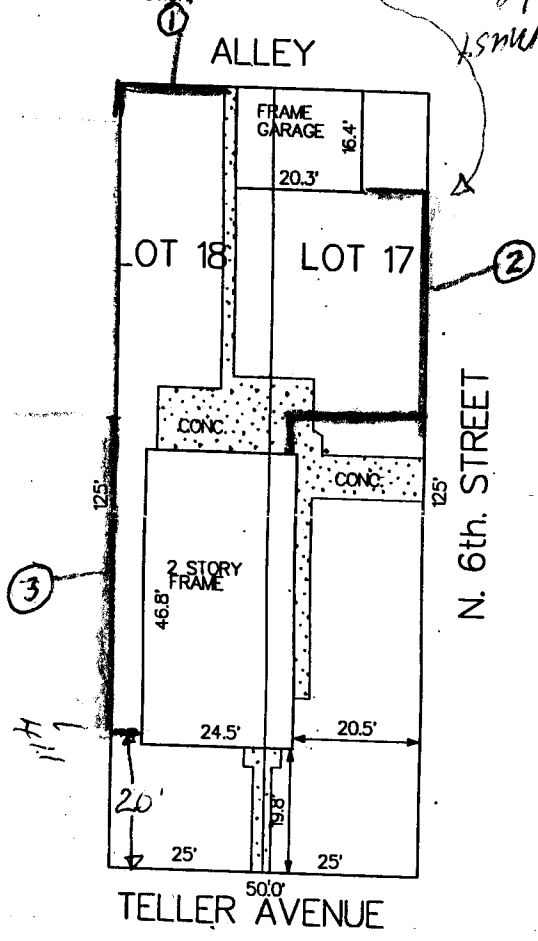
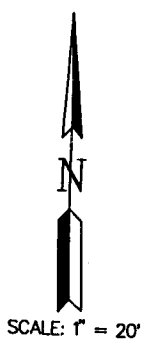
IMPROVEMENT LOCATION CERTIFICATE

560 TELLER AVENUE

ABSTRACT & TITLE #896554
ESTES ACCT.
LOTS 17 & 18 IN BLOCK 16 OF THE CITY OF GRAND JUNCTION,
MESA COUNTY, COLORADO.

*21:4 added
to
must*

Plan for Fence
① *How close to alley?*
② *How close to sidewalk?*



MEASUREMENTS

3000

