

FEE \$10.00

PERMIT # 10346

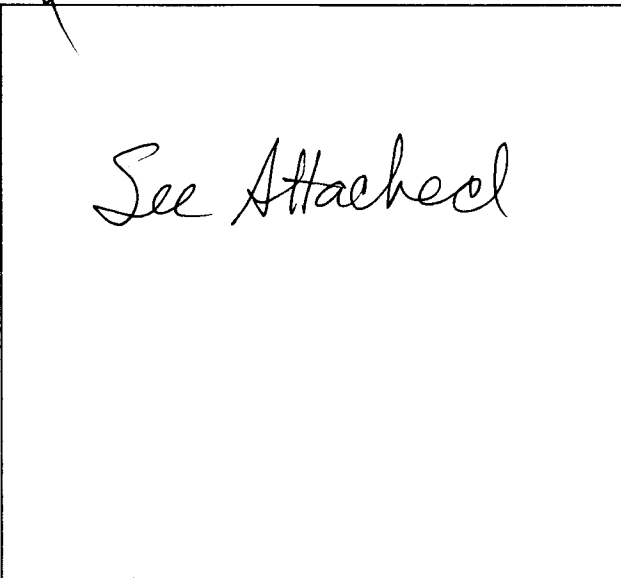
FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 622 West Gunnison Ave
 TAX SCHEDULE NO 2945-151-11-004
 PROPERTY OWNER Small Engine Dist
 OWNER'S PHONE 245-2244
 OWNER'S ADDRESS 622 West Gunnison Ave
 CONTRACTOR Taylor Fence of GJ
 CONTRACTOR'S PHONE 241-1473
 FENCE MATERIAL 6' chainlink
 FENCE HEIGHT 6' + 1' BarBwire



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 C-1 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 6-11-98
 Community Development's Approval [Signature] Date 6-12-98
 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)

150.00'

N 89°46'46" W

GRADE BREAK
0.59%

INSTALL 15' SQ
6" THK CONC PAD
W/#4 @ 2'O.C. BOTH
DIRECTIONS

SOIL

EDGE OF NEW
ASPHALT

SOIL

EDGE OF NEW
ASPHALT

West
Garrison
Ave

INSTALL 272 LF
6' TALL CHAIN
LINK FENCE

TRASH
RECEP.
AREA

INSTALL 2
10' WIDE
GATES.

6 SPACES
10' W x 19' L

6'R
TYP

351 SF

INSTALL
5' WIDE
GATE

5' WALK

DELIVERY/LOADING
UNLOADING AREA

INSTALL HC RAMP
PER GRD JCT STDS

SOIL

100'

19'

PROPOSED NEW
5000 SF SINGLE
STORY BLDG

4 SPACES
10' W x 19' L
PLUS
1 H.C.

315.01' S 00°00'00" E

EX CHAINLINK FENCE

INSTALL
3' WIDE
GATE

EDGE OF EX
ASPHALT

EX DOWNSPOUTS

EXISTING
BUILDING

INSTALL 3' WIDE CONC
V-PAN ALONG WEST
PROPERTY LINE PER
DETAIL