

FEE \$10.00

PERMIT # 10255

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 1158 Micaela's Pl.
 TAX SCHEDULE NO 2945-234-12-010
 PROPERTY OWNER Crystal Lyons
 OWNER'S PHONE 241-0294
 OWNER'S ADDRESS same
 CONTRACTOR self
 CONTRACTOR'S PHONE same
 FENCE MATERIAL cedar split rail
 FENCE HEIGHT ~ 3' ; 6' privacy

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-A SETBACKS: Front 20' 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.

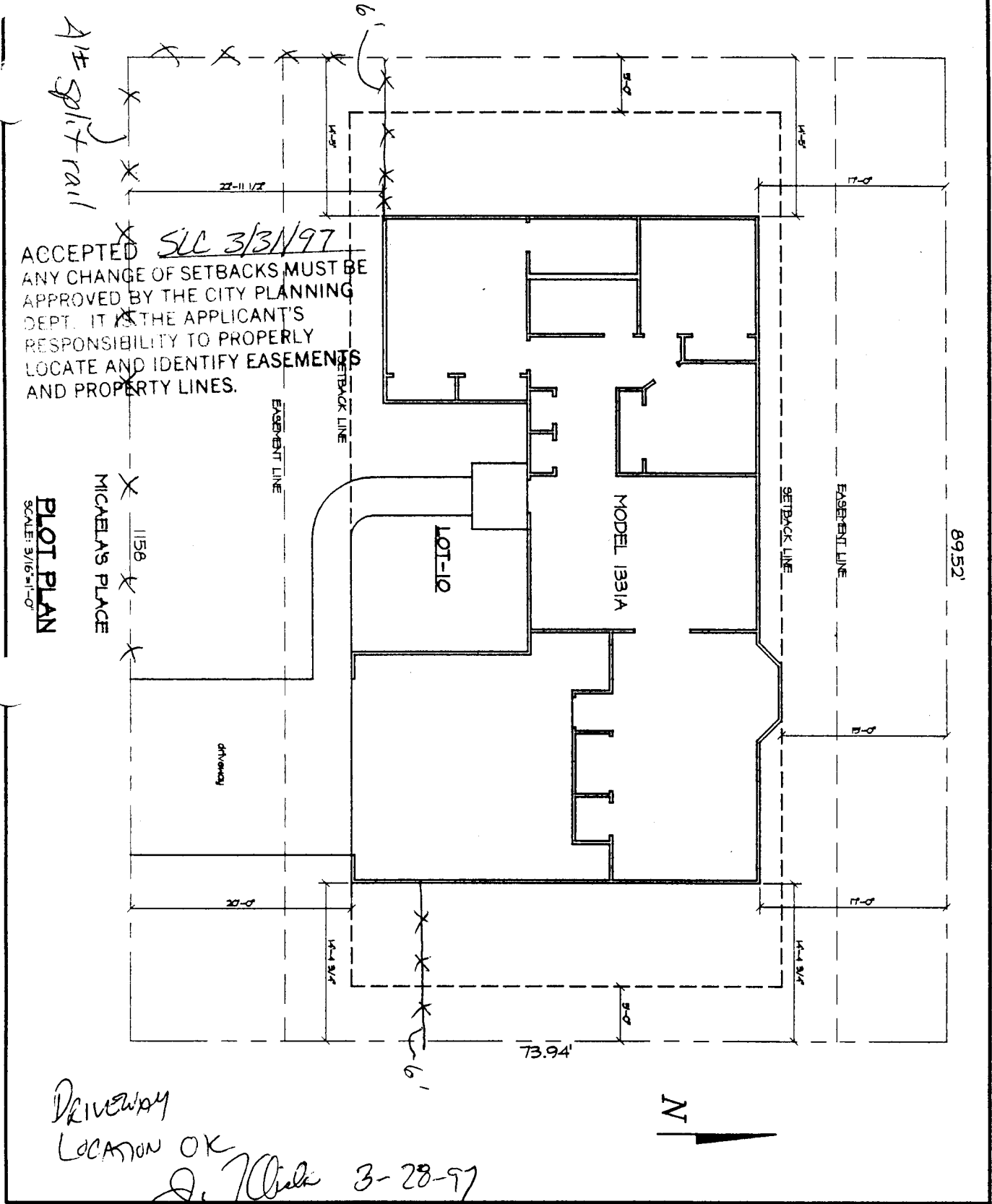
I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature Crystal Lyons Date 4-2-98
 Community Development's Approval Santa Castello Date 4-2-98
 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)

TRX # 2945-234-12010



ACCEPTED SLC 3/31/97
 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.

PLOT PLAN
 SCALE: 3/16"=1'-0"

MICHAELAS PLACE

LOT-10

MODEL 1331A

driveway



Driveway
 LOCATION OK
 J. J. [Signature] 3-28-97

JMK & Associates 22 1/2 [Address] Grand Junction, CO, 81502 (970) 257-9483	Zeck & Associates LLC P.O. Box 1083 Grand Junction, CO, 81502 (970) 257-9483	PLOT PLAN for LOT 10, BLOCK 1 Micaela Village Subdivision		SHEET NO. TOTAL SHEETS
		PL-1	1	