

FEE \$10.00

PERMIT # 10464

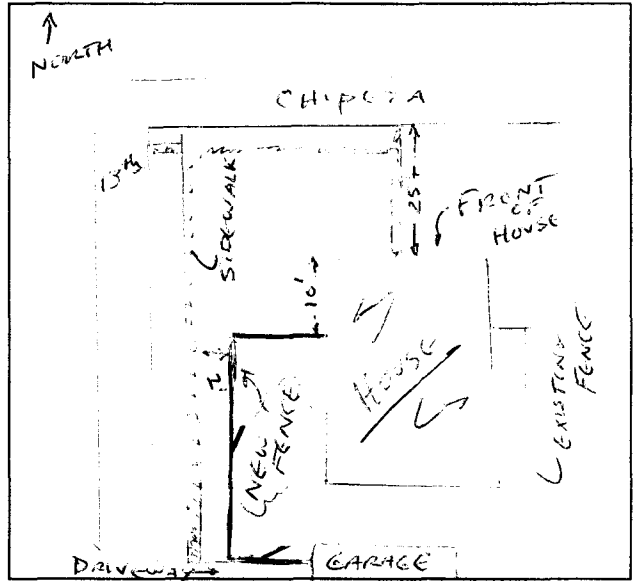
FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 1303 CHIPETA AVE.
 TAX SCHEDULE NO 2945-13-2-10-001
 PROPERTY OWNER JAMES ARMSTRONG
 OWNER'S PHONE 263 0063
 OWNER'S ADDRESS 1303 CHIPETA AVE.
 CONTRACTOR - SELF -
 CONTRACTOR'S PHONE 0
 FENCE MATERIAL BLOCK & WOOD
 FENCE HEIGHT ~ 5.5 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-5
 SPECIAL CONDITIONS Fence must be located on Property LINE

SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater.
 Side 0' from PL Rear 0' 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 Armstrong

Date 12 Aug 98

Community Development's Approval [Signature]

Date 12 AUGUST 1998

City Engineer's Approval (if required) [Signature]

Date 13 Aug 98

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)

W/CONDITION THAT RIGHT TRIANGLES ARE NOT PERMITTED

SEE ATTACHMENT

welfare of the users of rights-of-way (i.e. traffic control devices, street signs, public notices, utility poles and lines, etc.), or to those street banners authorized under Section 5-7-7B.2.b.

- B. No part of any right-of-way shall be used for the storage, display or sale of goods and merchandise without the prior approval of the City Council.
- C. Commercial vehicles parked in a public right-of-way which abuts residentially zoned areas shall not exceed 1-1/2 tons rated carrying capacity.

5-3-2 SIGHT DISTANCE REQUIREMENTS - In order to minimize the traffic hazards at intersections, the following regulations shall apply:

- A. No wall, fence, shrub, plant or any other object shall be erected, maintained, or grown to a height exceeding thirty inches (30") above grade in the triangular area(s) as shown in Figure F5-3-2.

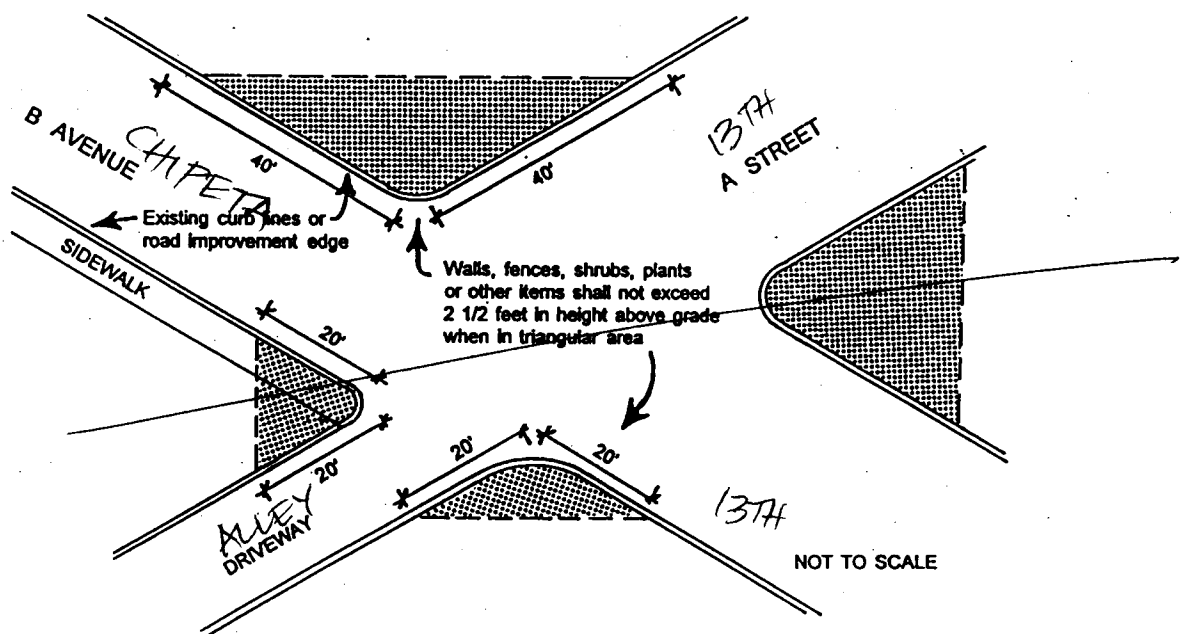


FIGURE 5-3-2 LINE OF SIGHT REQUIREMENTS

5-3-3 PARTIALLY DEDICATED STREET - No building permit shall be issued for the construction of a structure, an addition to an existing structure, or a change of use in an existing structure (when such construction, addition or change may result in additional traffic generation to or from the site) on a parcel abutting that side of a street from which all dedication has not been



◀ VINE-DRAPED
ARBOR

This gate works double duty as an eye-catching entry and a piece of garden sculpture. Lavender trumpet creepers cascade from an arbor perched above a pair of hefty concrete pillars. Bluish-gray stain brings subtle color to the arbor, gate, and tall fencing.

Gates

and



by James A. Hufnagel

Years ago, homeowners built fences around their yards to keep out wandering livestock, and gates served as purely utilitarian points of entry. Today fences and gates do much more. They can be used to define outdoor spaces, create dramatic entryways, or keep the pets *in* the yard. Here's a sample of our favorites.

continued on page 60

*all the
in the
wall
at the*

*and the
gate*