

FEE \$10.00

PERMIT # 10195

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 635 N. 1ST
 TAX SCHEDULE NO 2945-104-12-034
MURDOCK & DURHAM
 PROPERTY OWNER _____
 OWNER'S PHONE 242-5555 NICKEL WANT
ADS KERRY
MURDOCK
 OWNER'S ADDRESS 9th & GRAND
 CONTRACTOR J. GAMBILL
 CONTRACTOR'S PHONE 296-0657
 FENCE MATERIAL WOVEN WIRE
 FENCE HEIGHT 4'-0

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 PB
 SPECIAL CONDITIONS Temp Const
fence to be removed upon
completion of project.

SETBACKS: Front _____ from property line (PL) or
 _____ 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.

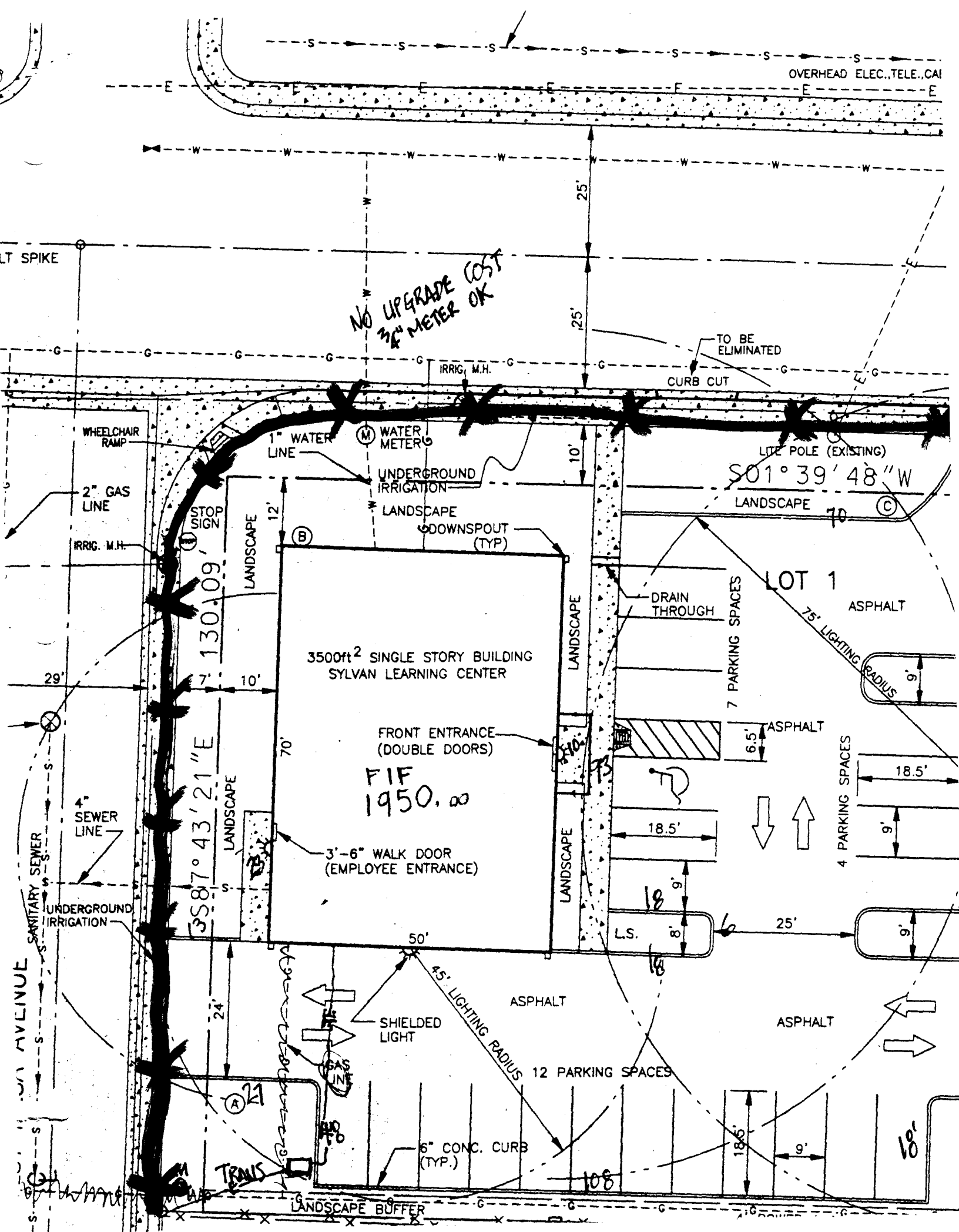
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply.

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 J. Gambill Date 1-27-98
 Community Development's Approval Kathy Valdez PER SC Date 1-27-98
 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)



*NO UPGRADE COST
3/4\"/>*

3500ft² SINGLE STORY BUILDING
SYLVAN LEARNING CENTER

FIF
1950.00

LOT 1

ASPHALT

75' LIGHTING RADIUS

7 PARKING SPACES

4 PARKING SPACES

ASPHALT

ASPHALT

12 PARKING SPACES

LANDSCAPE BUFFER

LT SPIKE

WHEELCHAIR RAMP

2\"/>

IRRIG. M.H.

29'

4\"/>

UNDERGROUND IRRIGATION

AVENUE

TRANS

108

130.09'
3587° 43' 21" E

LANDSCAPE

LANDSCAPE

21

1\"/>

WATER METER

UNDERGROUND IRRIGATION

LANDSCAPE

DOWNSPOUT (TYP)

FRONT ENTRANCE (DOUBLE DOORS)

3'-6\"/>

50'

SHIELDED LIGHT

45' LIGHTING RADIUS

6\"/>

LANDSCAPE

LANDSCAPE

ASPHALT

ASPHALT

ASPHALT

TO BE ELIMINATED
CURB CUT

LITE POLE (EXISTING)

S01° 39' 48" W

LANDSCAPE

70

70

6.5'

18.5'

9'

18'

25'

9'

18.5'

9'

18'

108

108

108

108

108

108

108

108

108

