

FEE \$10.00

PERMIT # 10372

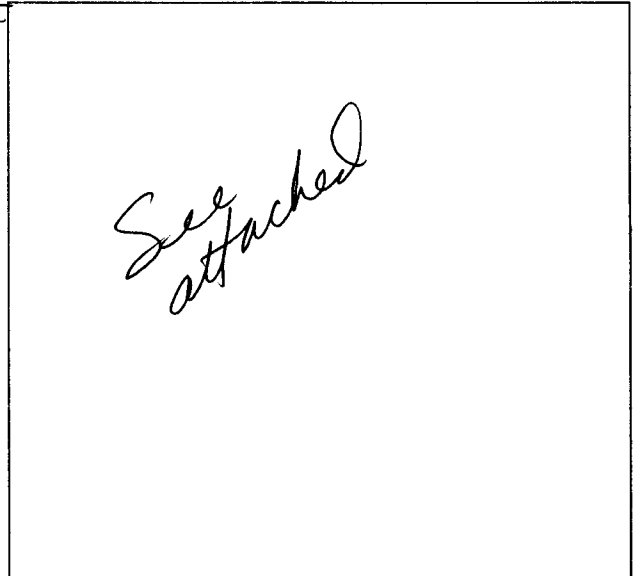
FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2148 GUNNISON AVE
 TAX SCHEDULE NO 2945-131-03-022
 PROPERTY OWNER EVELYN O. WELCH
 OWNER'S PHONE 242-6019
 OWNER'S ADDRESS 2138 GUNNISON
 CONTRACTOR C. BARBOUR
 CONTRACTOR'S PHONE 257-9131
 FENCE MATERIAL CEDAR OR REDWOOD
 FENCE HEIGHT 30"



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-8
 SPECIAL CONDITIONS _____

SETBACKS: Front 30" ht up to 20' front yard 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.

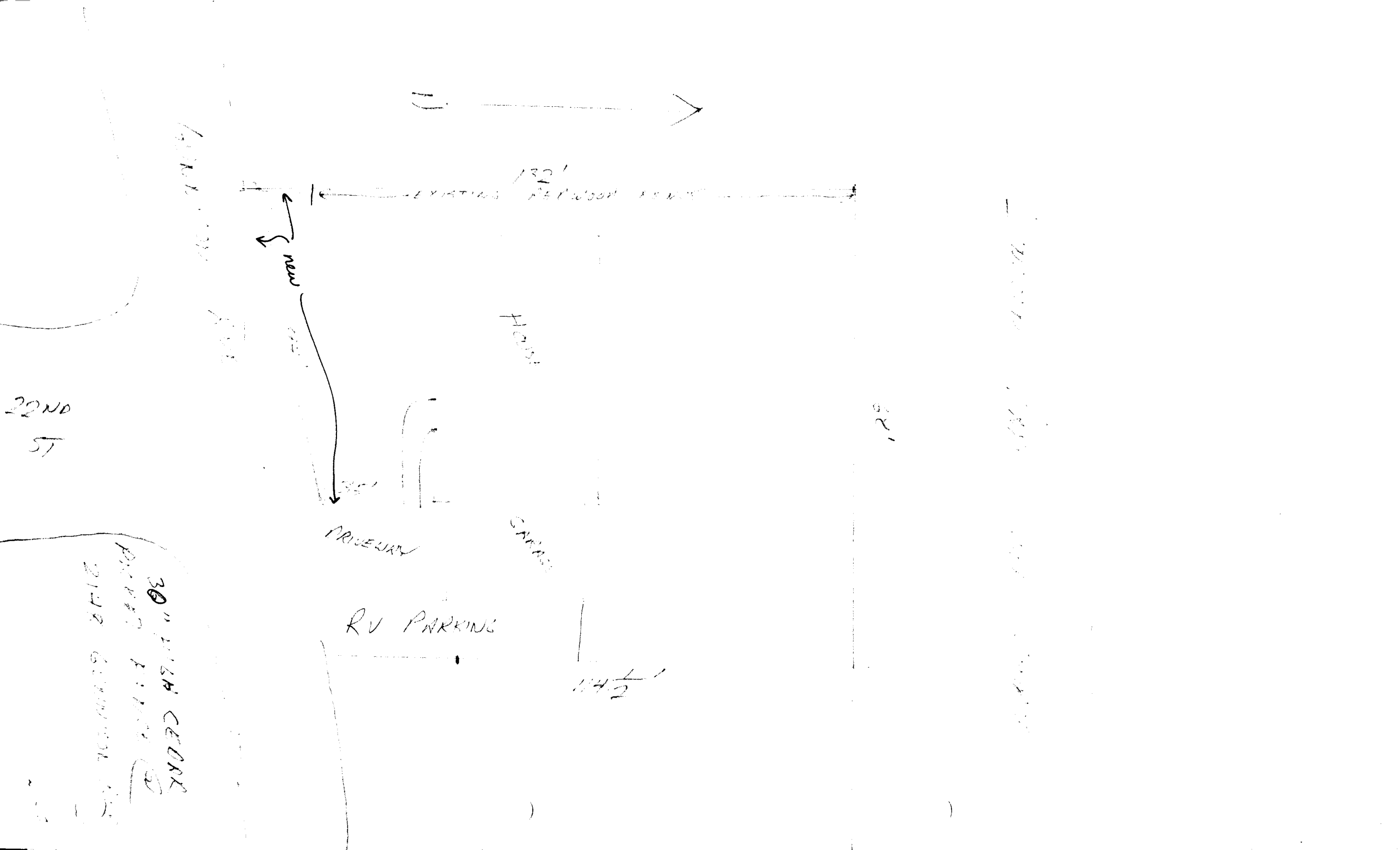
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply.

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 C. P. Barbour Date JUNE 2, 1998
 Community Development's Approval Ronnie Edwards Date 6/2/98
 City Engineer's Approval (if required) N/A 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)



11

132'

EXISTING DRIVEWAY FRONT

4000' 00"

new

FRONT

DRIVEWAY

GARAGE

RV PARKING

14 1/2'

62'

WEST SIDE 100'

22ND ST

30" HIGH CORK
PIVOT POINT
2148

LINCOLN PARK GOLF COURSE

68'



GUNNISON AVE

30" HIGH CEDAR
PICKET FENCE @
2148 GUNNISON AVE

22ND
ST