

FEE \$10.00

PERMIT # 11400

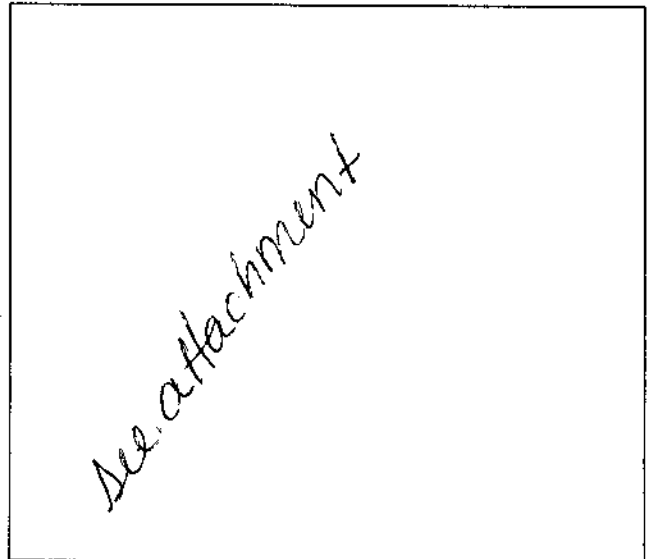


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 310 Rimrock Court
TAX SCHEDULE NO 2945-302-09-006
PROPERTY OWNER CHARLES + RUTH YOUNG
OWNER'S PHONE 970-241-2604
OWNER'S ADDRESS Same as above
CONTRACTOR ALAN NEUMANN
CONTRACTOR'S PHONE 970-216-7207
CONTRACTOR'S ADDRESS
FENCE MATERIAL Block w/ concrete footing
FENCE HEIGHT 5 1/2 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 PR 1.0
SPECIAL CONDITIONS

SETBACKS: Front 40' 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.

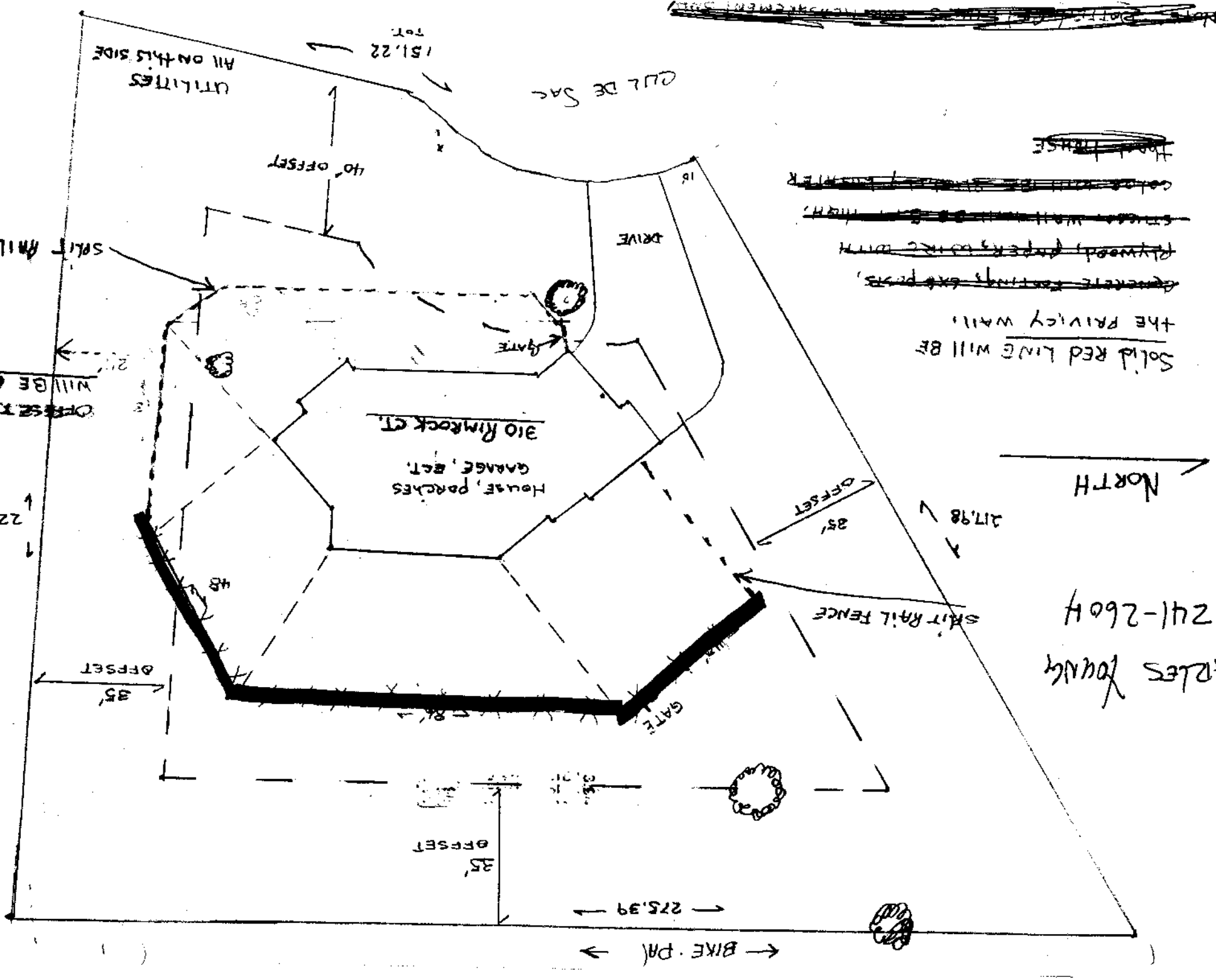
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply.

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 Charles E. Young
Community Development's Approval Santa Costello
City Engineer's Approval (if required)

Date 9-15-99
Date 9-15-99
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)



~~PHOTOGRAPHIC SURVEY MEASUREMENT SHEET~~

~~ROAD FENCE~~

~~CONCRETE FOOTINGS AND PILES,~~
~~PLYWOOD SHEETWORK WITH~~
~~STEEL WALLS AND 8' HIGH,~~
~~CONCRETE WALLS AND~~

Solid RED LINE WILL BE
THE PRIVACY WALL

NORTH

CHARLES Young
Ph# 241-2604

UTILITIES
All on this side

40' OFFSET

DRIVE

GATE

310 RIMROCK CT.

HOUSE, PORCHES
GARAGE, PCT.

35' OFFSET

217.98

SKIT RAIL FENCE

GATE

35' OFFSET

35' OFFSET

275.39

BIKE PAI

OFFSET
WILL BE 61

222