

FEE \$10.00

PERMIT # 10730



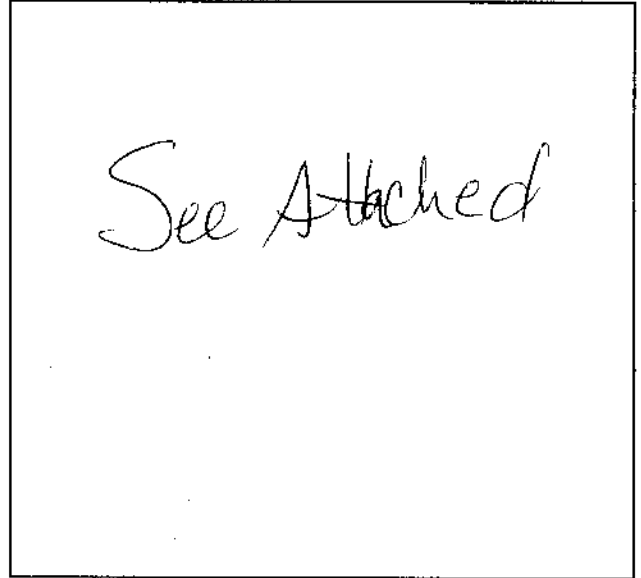
FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Handwritten initials

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 1331 CEDAR AVE
TAX SCHEDULE NO 2945-122-02-004
PROPERTY OWNER PATRICIA KIESLING
OWNER'S PHONE 243-8289
OWNER'S ADDRESS 1331 CEDAR AVE
CONTRACTOR Self
CONTRACTOR'S PHONE -
CONTRACTOR'S ADDRESS -
FENCE MATERIAL CCX & CEDAR
FENCE HEIGHT 6 FEET



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 20' from property line (PL) or 45' 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.

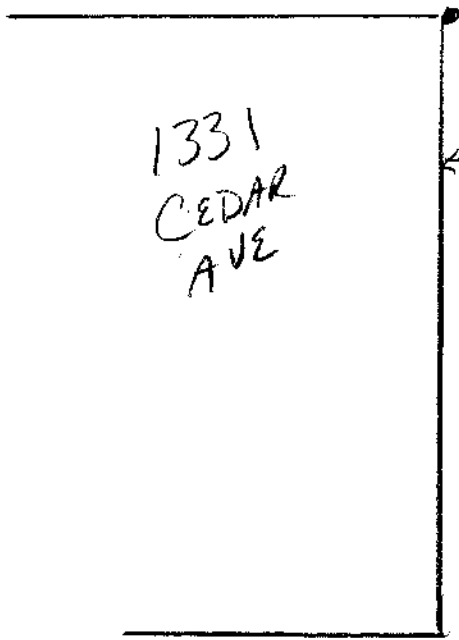
I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature Paul Kuchit
Community Development's Approval Anita Costello
City Engineer's Approval (if required)

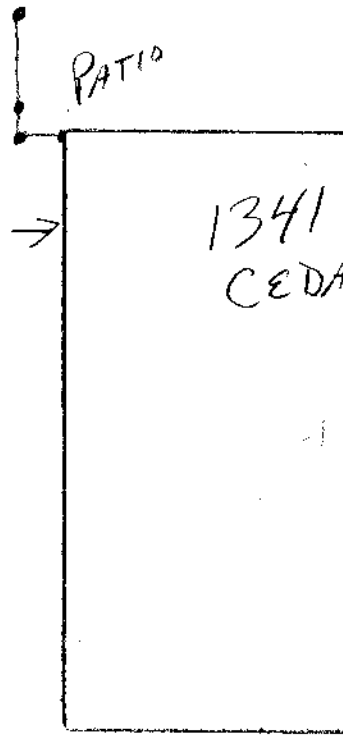
Date 05-03-99
Date 5-3-99
Date

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

CEDAR AVE. ↑



1331
CEDAR
AVE



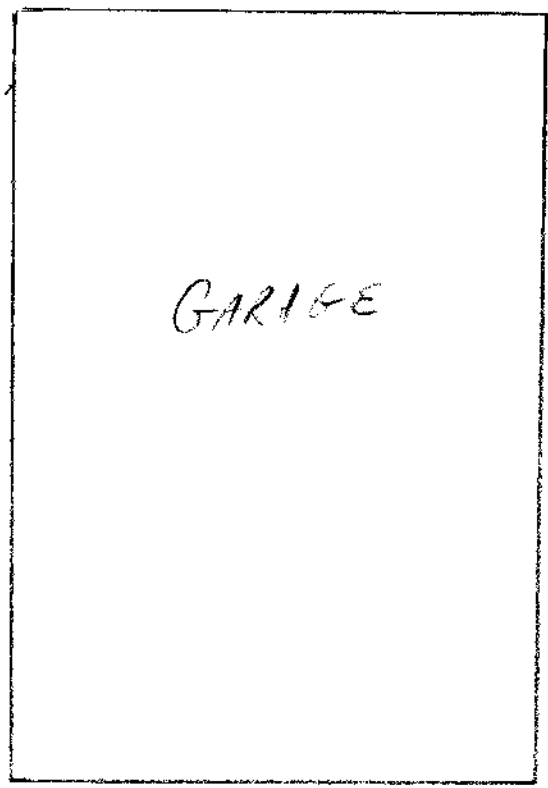
1341
CEDAR AVE

← 5' → ← 8' →

FRAME WORK

- 4x4x8 CCX POSTS
- 2x4x8 CCX RAILS
- 6"x6" CEDAR PICKETS
- 2x4 GALV FENCE BRACKETS
- POST TO BE SET IN CONCRETE

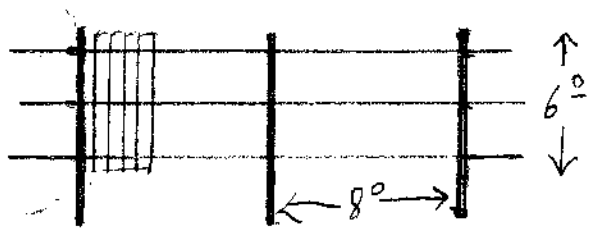
- 1/8" SPACE BETWEEN PICKETS
- 1 5/8" GOLD DECK SCREWS
- 3 RAIL FRAME



GARAGE

8'

75'



ALLEY ↓

ALLEY ↓