

FEE \$10.00

PERMIT # 10881



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2531 TEXAS AVE

TAX SCHEDULE NO 2945-124-09-034

PROPERTY OWNER THOMAS TRUITT McCAULEY

OWNER'S PHONE 970-242-2534

OWNER'S ADDRESS 2531 TEXAS AVE.

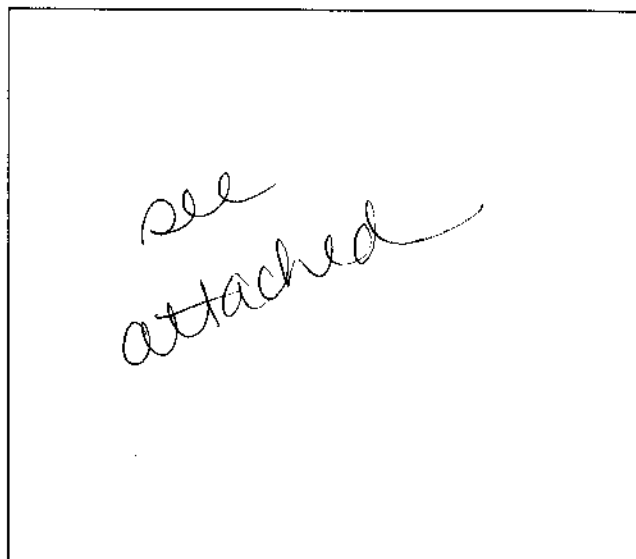
CONTRACTOR N/A

CONTRACTOR'S PHONE N/A

CONTRACTOR'S ADDRESS N/A

FENCE MATERIAL CHAIN LINK

FENCE HEIGHT 4'-0"



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 Thomas A McCauley

Community Development's Approval [Signature]

City Engineer's Approval (if required) _____

Date 7-15-99

Date 7-15-99

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)

Grass Area/Lawn

 Gravel Area/Driveway

 Proposed Fenceline

 Assumed Property Line

 Uniform Fence Height = 4'-0"

Not to Scale (N.T.S)



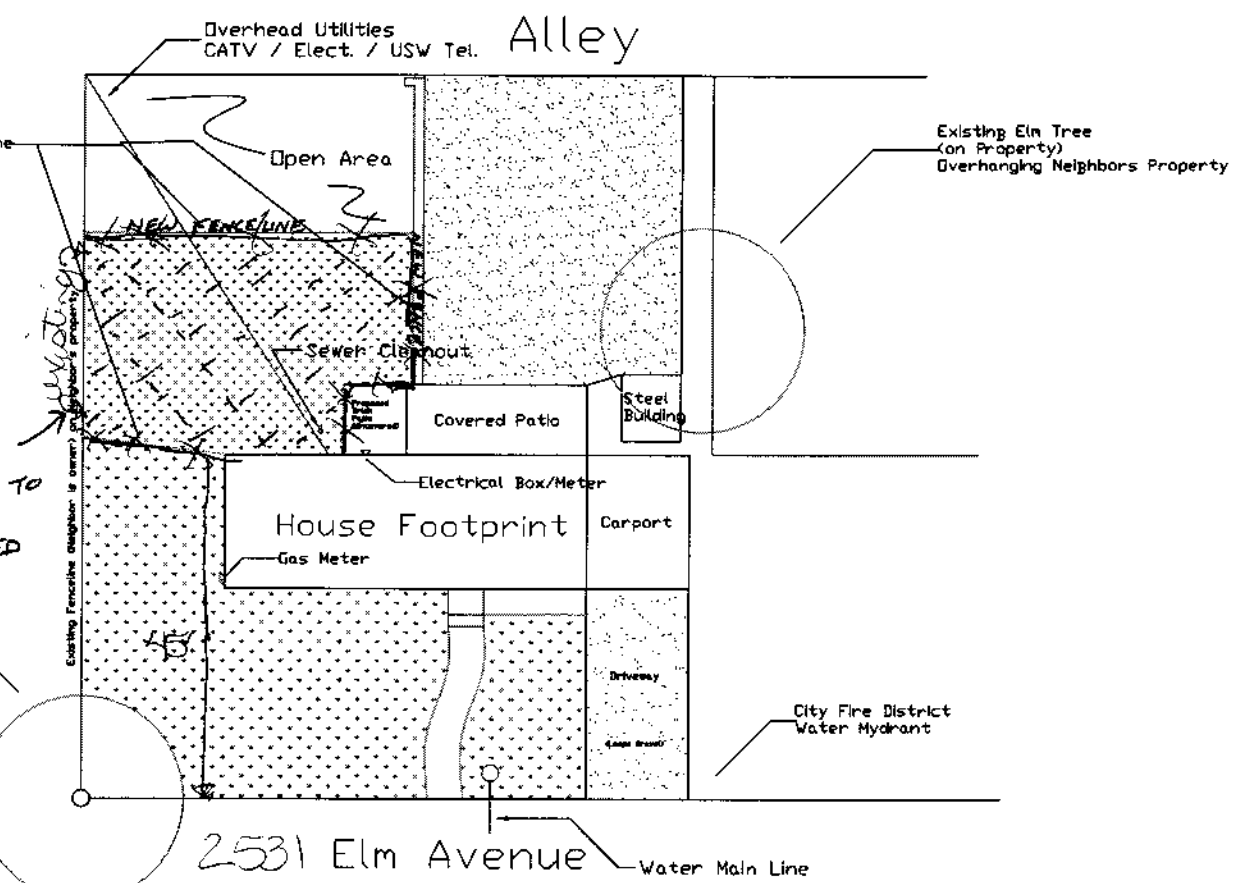
Existing Elm Tree
Dividing Property Lines

AREA TO
BE
FENCED

Underground Service Alert

Call: TOLL FREE
1-888
422-4133

TWO WORKING DAYS BEFORE YOU DIG



General Notes

Locate Completed by: Jerry Doudy
on: 7/13/99

Members Involved: Dummy1
GRAJCO1
PSQU01
TOSQ01
LBRW01

Colorado Location Service Number 337424
 Parcel Number 2646-724-09-034 Grand Junction, Mesa County, Colorado
 Property Address 2531 Texas Ave. Grand Junction, CO 81501
 Lot Blk 2 Elm Blk 2
 Grand Junction Zoning Dept. 244-1430
 Grand Junction Drainage Dept. 242-4943
 Grand Junction Road and Bridge 244-2888
 Grand Junction Building Dept. 244-1831
 Colorado State Public Utilities Location Service 1-800-622-1067
 See Attached Sheet for Neighbor Agreement Form
 This is the sketch for proposed fence construction

1	Sketch	7/12
2	Utility Revisions per Locate	7/13
No.	Revision/Issue	Date

Project Name and Address
 Trutt J. McCauley
 2531 Texas Avenue
 Grand Junction, CO 81501
 970-242-2534
 tmccauley@hotmail.com

Project Name and Address
 2531 Texas Ave
 Grand Junction
 Mesa County
 Colorado

Sheet	Rear Fence	1	of	1
Date	July 12, 1999			
Scale	Not to Scale			