

FEE \$10.00

PERMIT # 10593



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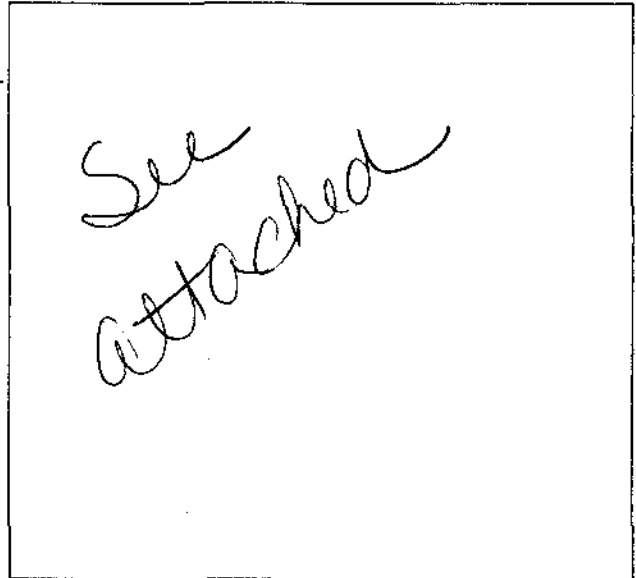
FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2556 F ROAD
 TAX SCHEDULE NO 2945-03453-002
 PROPERTY OWNER Just Companies, Inc
 OWNER'S PHONE 826 21 1/2 Rd.
 OWNER'S ADDRESS Just Co 81505
 CONTRACTOR Just Companies, Inc
 CONTRACTOR'S PHONE 245-9316
 CONTRACTOR'S ADDRESS 826 21 1/2 Rd.
 FENCE MATERIAL Cedar
 FENCE HEIGHT 6'



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 SETBACKS: Front 35' from property line (PL) or
 SPECIAL CONDITIONS Per RZF-1998-032 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 Sandy Bauland Date 2/22/99
 Community Development's Approval H. Valdez per KA Date 2-22-99
 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: Planning) (Yellow: Customer) (Pink: Code Enforcement)

7/16/98

3" ASPHALT
1/2" COURSE GRAVEL

area with 6' cedar sight
screen fence.

Asphalt

Existing building

Conc.
slab

589°58'02"E 115.27

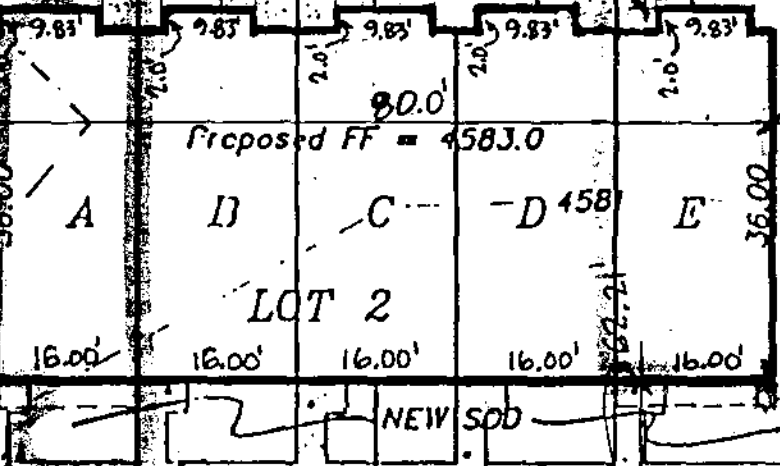
Proposed 6' cedar fence

NEW
SOD

81.24

20.0'

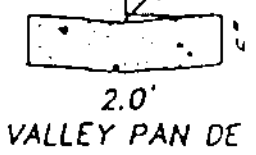
2' easement



Note: 20' x 30'
Asphalt fire lane
No parking allowed.

ACCEPTED KKA 9/21/98

NOTE: Exis
and shrubs
East prop



EXISTING 12' PAV. DRIVE

2' wide CONC. DRIVE

5' mitigation & buffer zone

PROPOSED 2' VALLEY PAN (slope 0.5%)

4581.24 HILL

N90°00'00"W 36.85

DETAIL A1

20' SOD

Proposed 6' dog fence

Existing