

FEE \$10.00

PERMIT # 10812



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 543 31 ROAD

TAX SCHEDULE NO 2943-094-77-001

PROPERTY OWNER LEE + CATHY EBERHART

OWNER'S PHONE 434-6693

OWNER'S ADDRESS 3215 DOWNNEY AVE

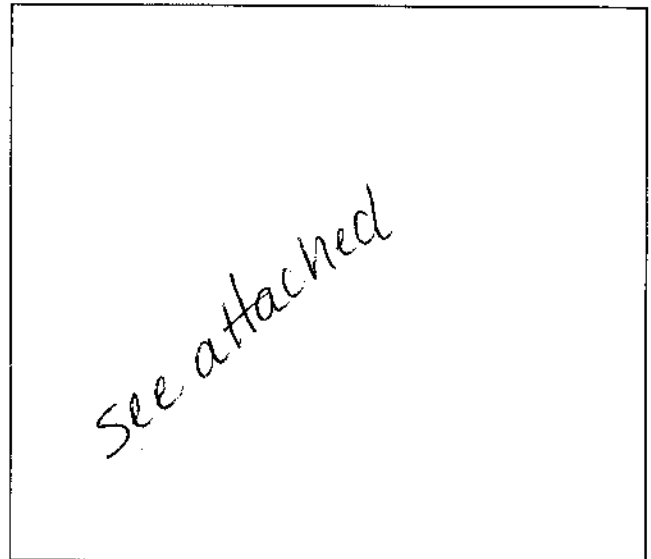
CONTRACTOR EXTREME CONST.

CONTRACTOR'S PHONE

CONTRACTOR'S ADDRESS

FENCE MATERIAL CHAIN LINK

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 C-2

SPECIAL CONDITIONS

SETBACKS: Front from property line (PL) or

40' 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 Lee Eberhart

Date 9-20-99

Community Development's Approval Brian Poir

Date 9-20-99

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)

AGGREGATE BASE  
IN PLACE (CLASS 6)

E-1/4 ROAD

MASONRY NAIL  
ELEV. 4682.29  
4682.53

FL 4681.6

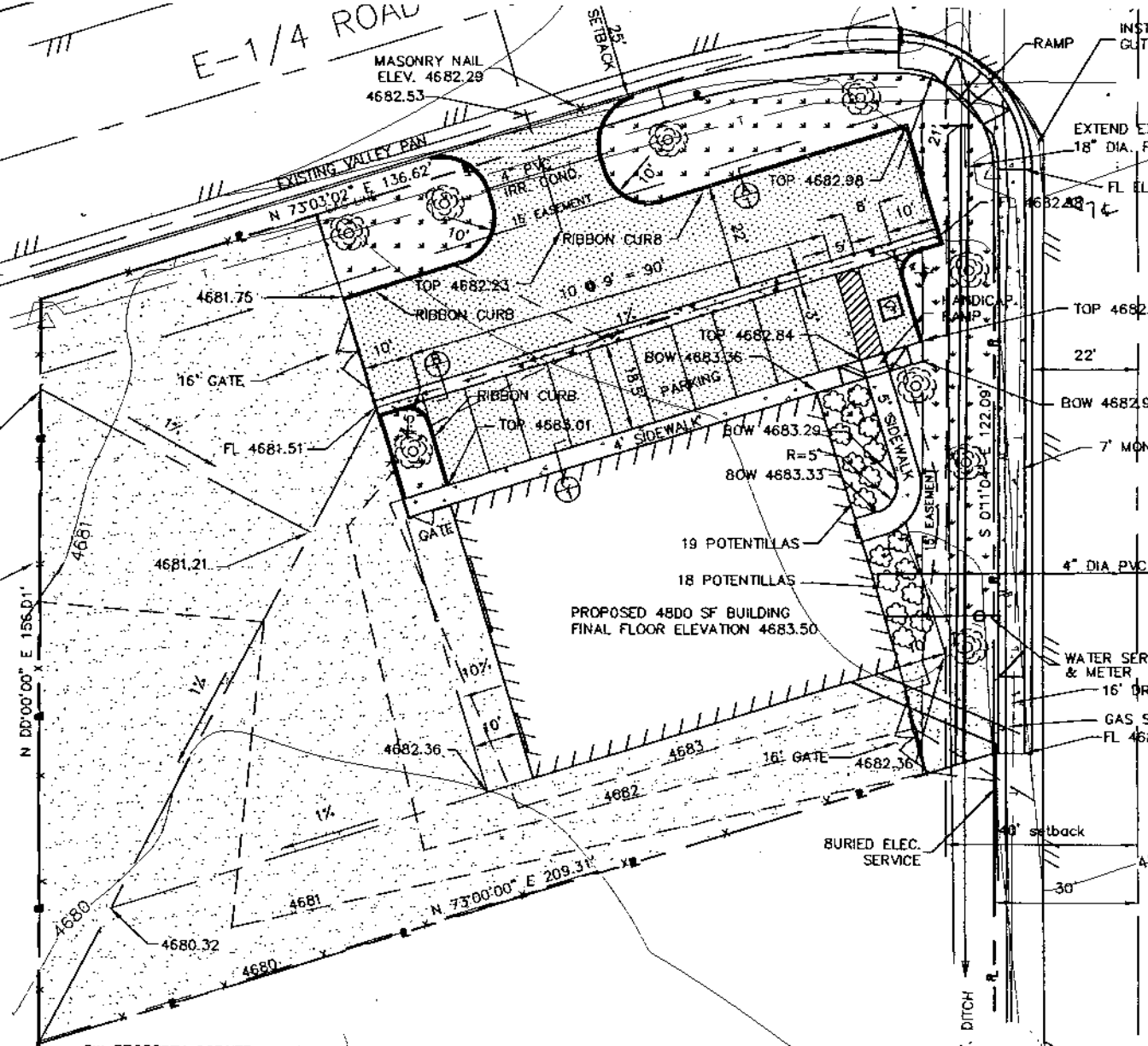
1  
2  
F

4681.85

6' PERIMETER  
FENCE

ENLARGED  
E INSTALLED

SW PROPERTY CORNER  
N=51863.21  
E=51863.21



EXISTING VALLEY PAN  
N 73°03'02" E 136.62'

4" PVC IRR. COND.  
15' EASEMENT

RIBBON CURB  
10' @ 90°

TOP 4682.23  
RIBBON CURB

16" GATE

RIBBON CURB  
TOP 4683.01

15' SIDEWALK

BOW 4683.36  
15' SIDEWALK

BOW 4683.29  
R=5'  
8' BOW 4683.33

GATE

19 POTENTILLAS

18 POTENTILLAS

PROPOSED 4800 SF BUILDING  
FINAL FLOOR ELEVATION 4683.50

4682.36

4683

16" GATE  
4682.56

4680.32

4680

N 73°00'00" E 209.31'

RAMP

INSTALL  
GUTTER

EXTEND EXIS  
18" DIA. PVC

FL ELEV  
4682.43

TOP 4682.83  
HANDICAP  
RAMP

22'

BOW 4682.91

7' MONO

4" DIA. PVC S

WATER SERVI  
& METER

16" DRIV

GAS SER  
FL 4682

BURIED ELEC.  
SERVICE

60' setback

46'

30'

EXIST. DITCH