

FEE \$10.00

PERMIT # 11314



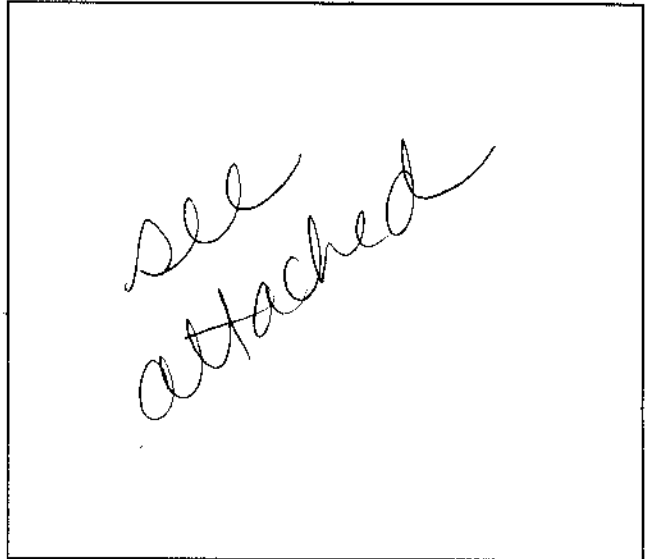
FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Handwritten initials

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 635 Hill Ave
TAX SCHEDULE NO 2945-142-19, 004
PROPERTY OWNER Copeland, Jeff & Kathleen
OWNER'S PHONE 970-255-6569
OWNER'S ADDRESS 635 Hill Ave
CONTRACTOR Jeff Copeland
CONTRACTOR'S PHONE 970-255-6569
CONTRACTOR'S ADDRESS 635 Hill Ave
FENCE MATERIAL Wood
FENCE HEIGHT 5' 11"



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 RMF-32
SPECIAL CONDITIONS

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater. Side 10' from PL Rear 20' 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 [Signature]
Community Development's Approval [Signature]
City Engineer's Approval (if required)

Date 7-28-99
Date 7-28-99
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)

ALLEY

Height 5'11"

GARAGE

Green House

ACCEPTED KV 7-28-99
ANY USE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE USER'S
SHOULD BE ABLE TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Fence

4'4" 11/2"

Back yard

Driveway

future deck
18 in
off the
ground

House

House
635 Hill Ave.

STREET

20'

Height
5'11"

Fence
5'11" Height
20'