

FEE \$10.00

PERMIT # 10921



# FENCE PERMIT

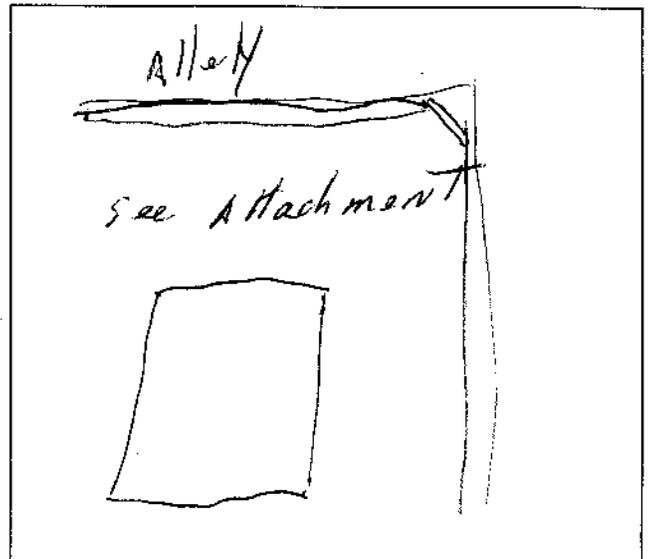
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

### PLOT PLAN

PROPERTY ADDRESS 725 Hill Avenue  
 TAX SCHEDULE NO. 2945-141-23-003  
 PROPERTY OWNER Richard W McCracken  
 OWNER'S PHONE 970-242-0537  
 OWNER'S ADDRESS 725 Hill Avenue  
 CONTRACTOR Self  
 CONTRACTOR'S PHONE N/A  
 CONTRACTOR'S ADDRESS N/A  
 FENCE MATERIAL 18" Stone wood shore  
 FENCE HEIGHT ~~6'~~ 7 1/2'



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 SETBACKS: Front ~~45'~~ from property line (PL) or  
 SPECIAL CONDITIONS Replace existing 6' fence 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.

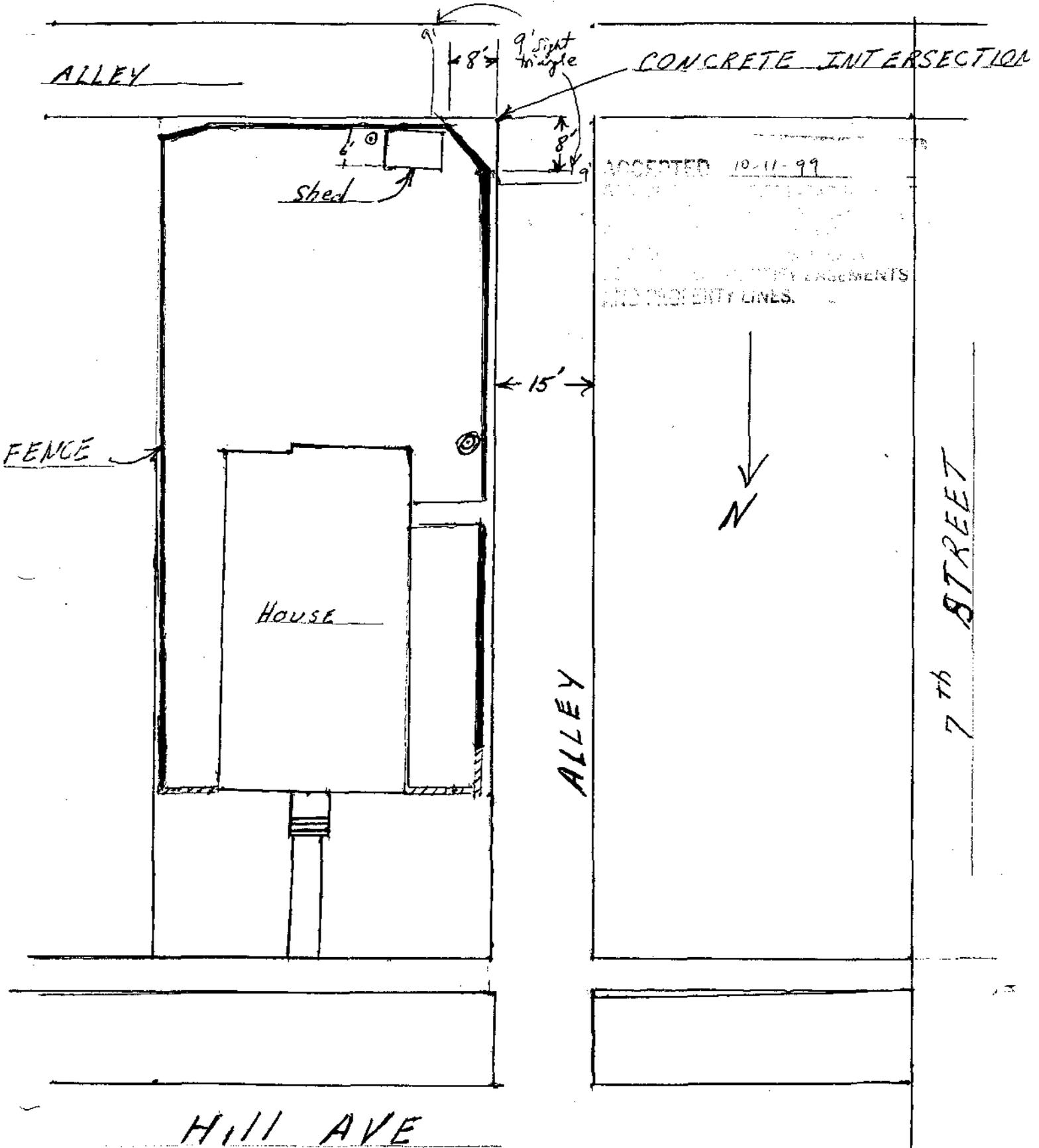
Applicant's Signature Richard W McCracken Date 10-8-99  
 Community Development's Approval Patricia Burt Date 10-8-99  
 City Engineer's Approval (if required) Keith Davis Date 10-11-99

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

**725 HILL AVENUE**

**PROPOSED NEW FENCE**

A retaining stem wall 18" high with a 6' wooden fence on the top around the sides and the back of the property

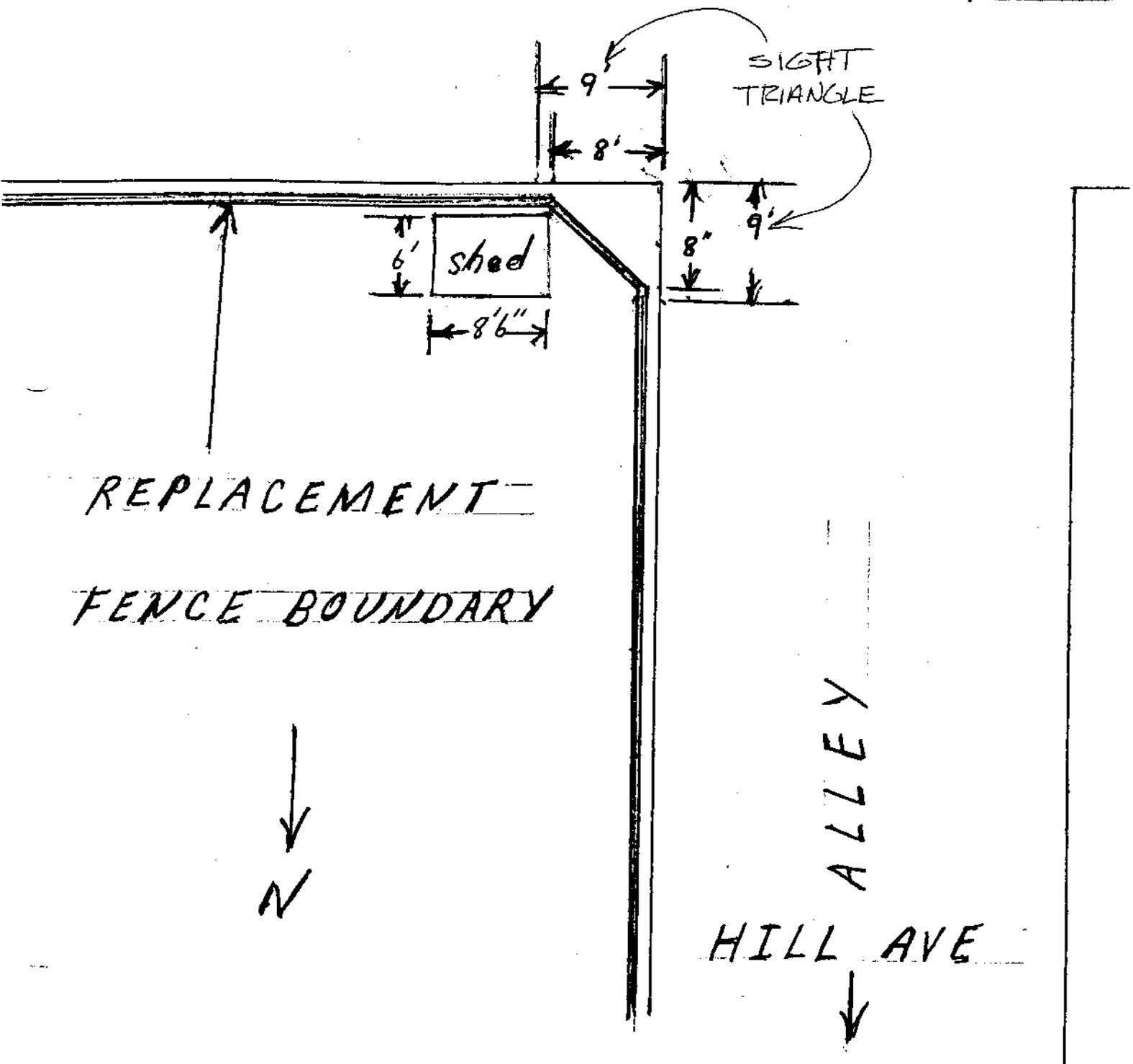


↑  
GUNNISON

10-11-99

ALLEY

→  
7<sup>TH</sup> STREET



REPLACEMENT

FENCE BOUNDARY

↓  
N

ALLEY

HILL AVE

↓