

FEE \$10.00

PERMIT # 10729



First Ave

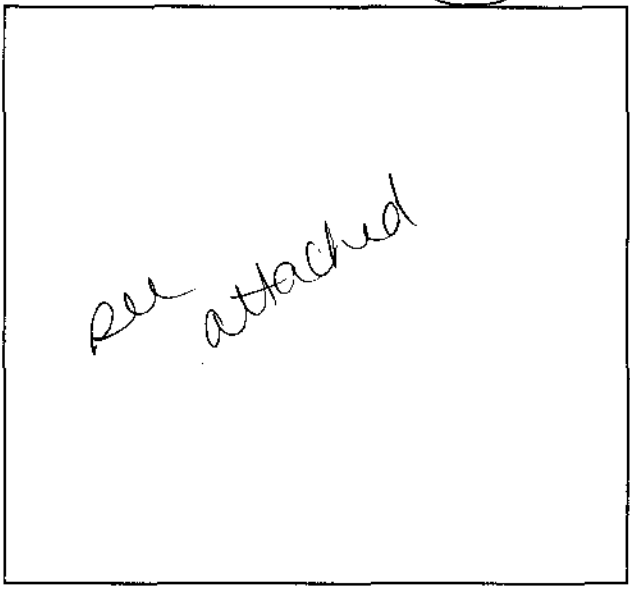
FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLDT PLAN

PROPERTY ADDRESS 802 1st Ave
 TAX SCHEDULE NO 2945-231-011026
 PROPERTY OWNER John B Kraft
 OWNER'S PHONE 245-4094
 OWNER'S ADDRESS Colade Park 81523
 CONTRACTOR Self John Dade
 CONTRACTOR'S PHONE Self 242-5256
 CONTRACTOR'S ADDRESS 2231 Orchard Ave
 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 I-1
 SPECIAL CONDITIONS _____

SETBACKS: Front 25' from property line (PL) or _____ 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 Tom Koehn
 Community Development's Approval X. Valdez
 City Engineer's Approval (if required) _____

Date 5-3-99
 Date 5-3-99
 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)

Field Sketch

Field check Request by Dean White

8/12/97

8/13/97

