

FEE \$10.00

PERMIT # 11128



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

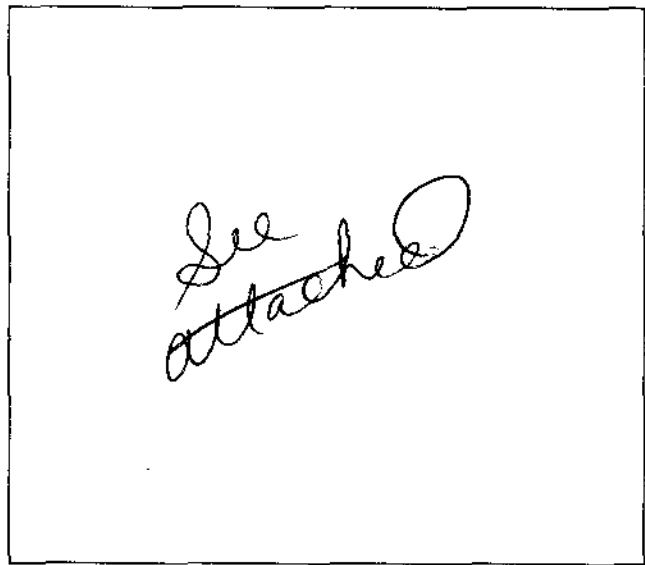
ex

THIS SECTION TO BE COMPLETED BY APPLICANT

AMENDED 9-1-2000

PLOT PLAN

PROPERTY ADDRESS 2102 N 1st Street
TAX SCHEDULE NO 2945-112-15-015
PROPERTY OWNER Dale Cole
OWNER'S PHONE 243 7711 cell 260 5646
OWNER'S ADDRESS Same
CONTRACTOR Same
CONTRACTOR'S PHONE Same
CONTRACTOR'S ADDRESS Same
FENCE MATERIAL Iron
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 RSF-4 6' HIGH FENCE IS ALLOWED ALONG PL ALONG 1ST ST & HULLCREST
per sec 4.1.1(b) SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS FENCE CAN BE NO HIGHER than 4' TALL IN FRONT SIDE 7' from PL Rear 25' from PL
HULLCREST AVE

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 Bill Neth
City Engineer's Approval (if required)

Date
Date 8-30-00
AMENDED 9-1-00
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)

6' FENCE OK PER SEC 4.1 J1B

N 90°00'00"E 114.00'

S 30°35'0"E 43.12'

34.8

19.8

22.9

GARAGE

HOUSE

Drive way

S 42°56'9" W 61.58'

6' FENCE OK
PER SEC
4.1 J1B

New Brought Iron fence
to replace and continue to
enclose yard for dogs.
4 FT Fence Hidden
(to be) inside Hedge

pre-existing 1st Street
Hillcrest N 00°00'00"E 196.90'

6' OK

HILLCREST AVE

N 39°20'0"E 148.29'

ACCEPTED BY THE
LOCAL GOVERNMENT
PROVIDING THAT THE
APPLICANT SHALL BE
RESPONSIBLE FOR
LOCATE ANY EASEMENTS
AND PROPERTY LINES.
KCA 5/30/00

NO HIGHER THAN 4' IN THIS AREA

Bill Nuhn
9.1.2000