

FEE \$10.00

PERMIT # 11132

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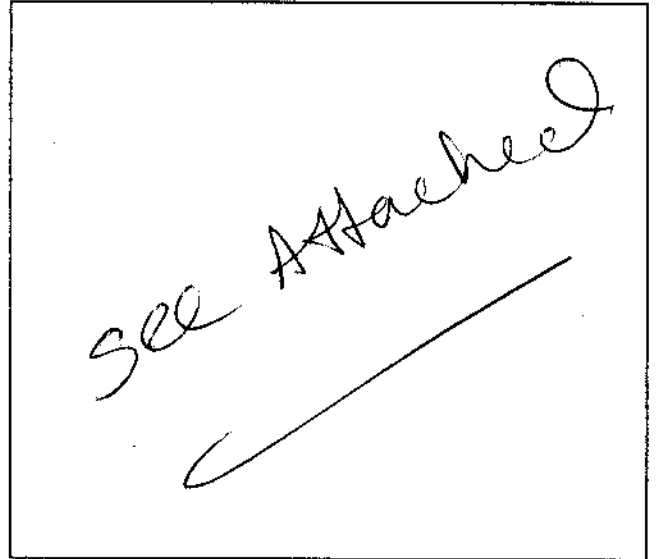


FENCE PERMIT  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 859 TEXAS AVE  
TAX SCHEDULE NO 2945-114-13-015  
PROPERTY OWNER TERRY CARRUTHERS  
OWNER'S PHONE 245-0130  
OWNER'S ADDRESS 859 TEXAS AVE  
CONTRACTOR OWNER  
CONTRACTOR'S PHONE \_\_\_\_\_  
CONTRACTOR'S ADDRESS \_\_\_\_\_  
FENCE MATERIAL WOODEN  
FENCE HEIGHT 4' AND 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 BMF-8 SETBACKS: Front 20' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater.  
SPECIAL CONDITIONS make sure it is at least 20' from front property line. Side 5' from PL Rear 10' 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 T Carruthers  
Community Development's Approval C. Jaye Nelson  
City Engineer's Approval (if required) \_\_\_\_\_

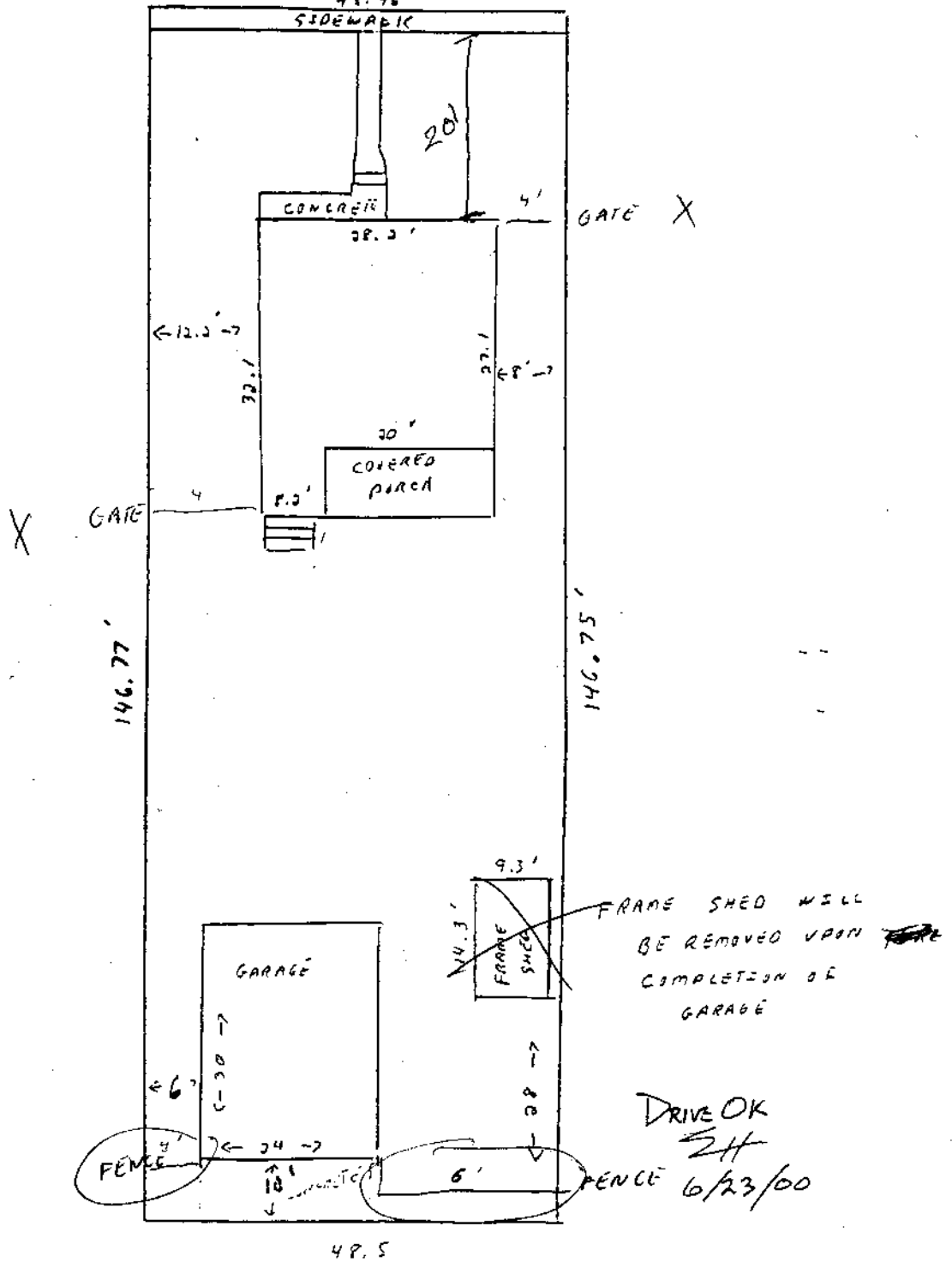
Date 9/7/00  
Date 9/7/00  
Date \_\_\_\_\_

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

859 TEXAS AVE

48.46'

SIDEWALK



48.5

CONCRETE ALLEY

ACCEPTED *Misha* 6/23/00

ANY CHANGE OF SETBACKS OR  
 DIMENSIONS SHALL BE  
 APPROVED BY THE  
 CITY ENGINEER.  
 THIS PLAN IS SUBJECT TO  
 ALL APPLICABLE ZONING  
 ORDINANCES, CITY ORDINANCES,  
 EASEMENTS AND PROPERTY LINES.