

FEE \$10.00

PERMIT # 11283



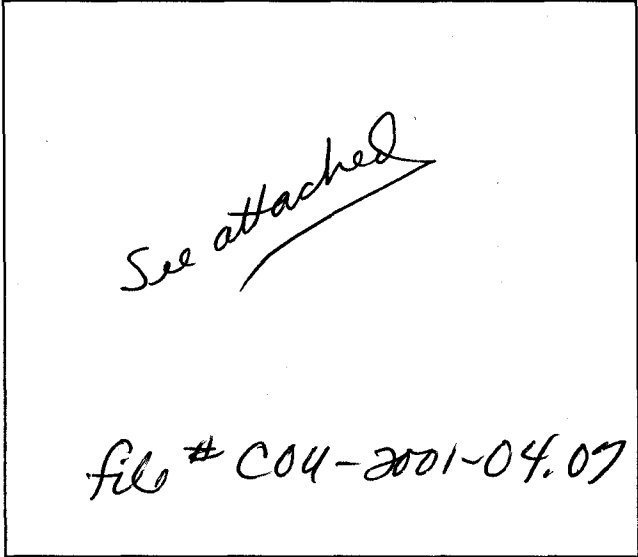
FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

Handwritten initials

PROPERTY ADDRESS 1310 & 1304 Ute Ave
TAX SCHEDULE NO 2945-133-18-010
PROPERTY OWNER Patsy & Onofre Arguello
Representative Peter Trosclair
OWNER'S PHONE 248-7111
OWNER'S ADDRESS 4045 Applewood, GJ
CONTRACTOR KAFM - Peter Trosclair
CONTRACTOR'S PHONE 241-8801
CONTRACTOR'S ADDRESS PO Box 4167 GJ
FENCE MATERIAL Cedar Split Rail
FENCE HEIGHT 4'

PLOT PLAN



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 C-1
SPECIAL CONDITIONS

SETBACKS: Front 0' from property line (PL) or
from center of ROW, whichever is greater.
Side 0' from PL Rear 0' 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 Peter Trosclair

Date 9/25/01

Community Development's Approval Ronnie Edwards

Date 9/25/01

City Engineer's Approval (if required) N/A

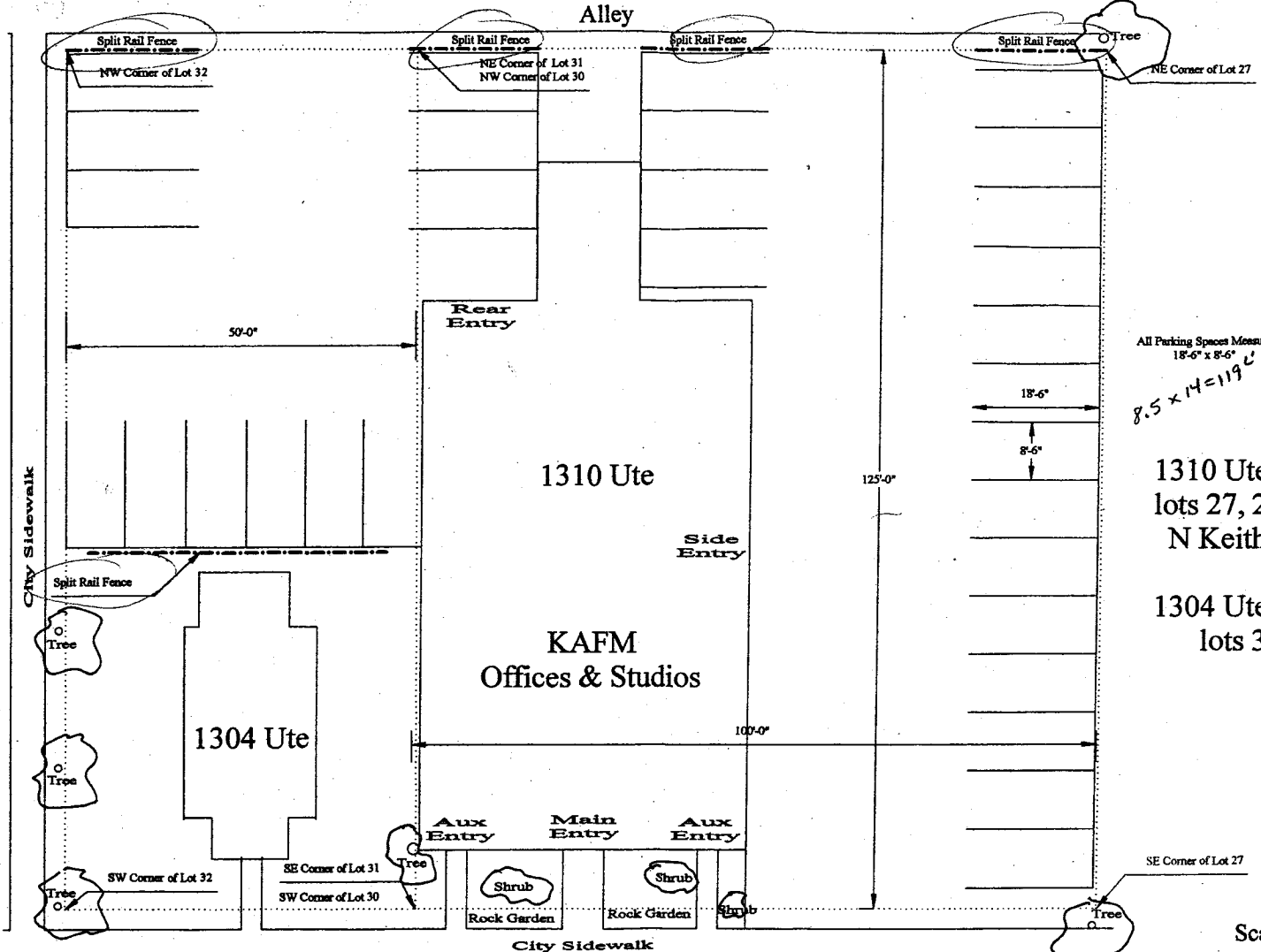
Date

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

RECEIVED
 SEP 24 2001
 COMMUNITY DEVELOPMENT
 DEPT.



13th Street



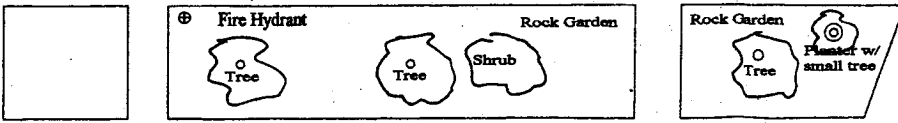
All Parking Spaces Measure
 18'-6" x 8'-6"
 8.5 x 14 = 119.0'

1310 Ute Avenue is
 lots 27, 28, 29 & 30
 N Keith Addition

1304 Ute Avenue is
 lots 31 & 32

Scale 1/16" = 1'

Revised 9/24/01



Ute Avenue