



FENCE PERMIT

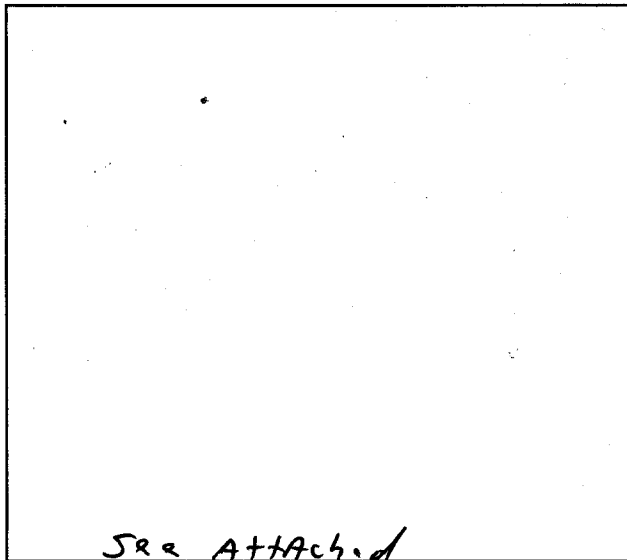
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT



PLOT PLAN

PROPERTY ADDRESS 102 West Mesa Ave G.J.
TAX SCHEDULE NO 2945-104-26-003 (old)
PROPERTY OWNER constructor west
OWNER'S PHONE 241-5457
OWNER'S ADDRESS 102 West Mesa Ave G.J.
CONTRACTOR Henni Fercin
CONTRACTOR'S PHONE (970) 523-0955
CONTRACTOR'S ADDRESS 229 1/2 Elberta Dr. G.J.
FENCE MATERIAL cedar
FENCE HEIGHT 6' High



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). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-5
SPECIAL CONDITIONS
SETBACKS: Front 20' 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 4.1.J of the Grand Junction Zoning and Development Code).

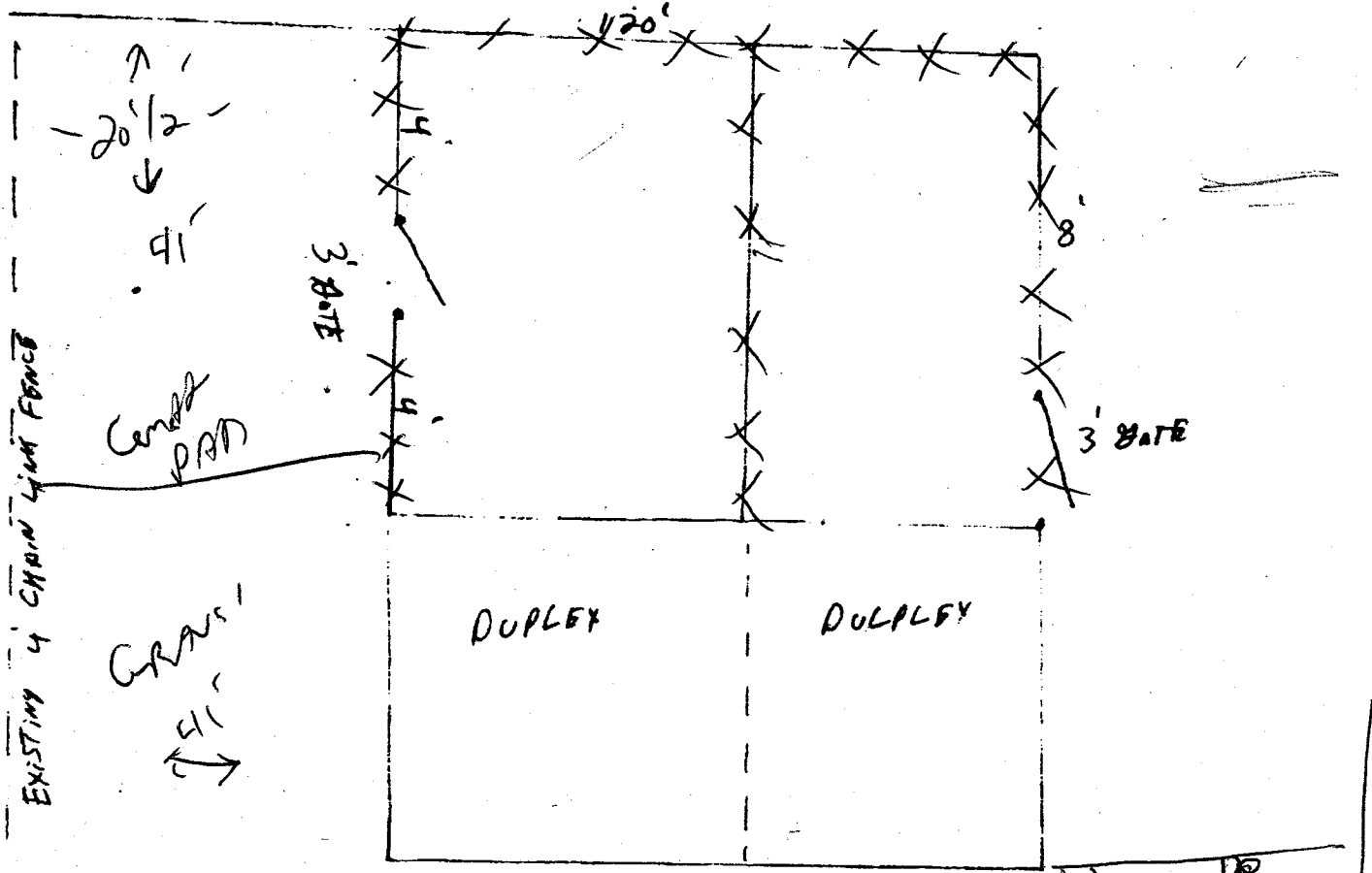
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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] Henni Fercin Date 9/15/02
Community Development's Approval [Signature] C. Taylor Date 9/18/02
City Engineer's Approval (if required) Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

CONTRACT NO. 102 WEST MESA AVENUE
241-5457



EXISTING 4' CHAIN LINK FENCE

20' 1/2
41'

3' GATE

Cedar PAD

41'

DUPLEX

DUPLEX

3' GATE

21' to sidewalk

6' CEDAR WOOD FENCE

20' + 5' SWALE

21' to sidewalk

NORTH 1ST STREET

WEST MESA AVENUE