

FEE \$10.00

PERMIT #

11838

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 114 GUNNISON AVE

TAX SCHEDULE NO 2945-142-24008

PROPERTY OWNER PATRICK SODEN

OWNER'S PHONE 241-0381

OWNER'S ADDRESS 114 GUNNISON AVE.

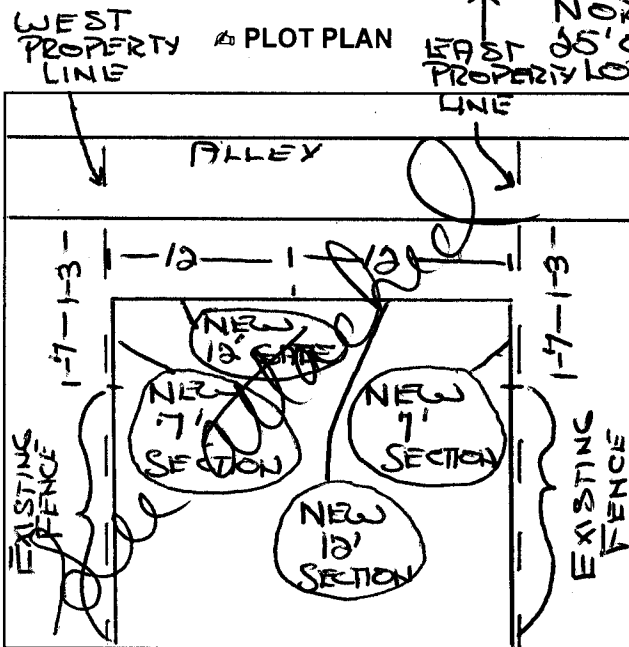
CONTRACTOR - SELF

CONTRACTOR'S PHONE _____

CONTRACTOR'S ADDRESS _____

FENCE MATERIAL CEDAR

FENCE HEIGHT 6'



N SHOWS ONLY NORTH 55' OF PROPERTY LOT.

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 R-0

SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater.

Side 0' from PL Rear 0' from PL

SPECIAL CONDITIONS Will have two support pillars (posts) which may not exceed 7' at high

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]

Community Development's Approval C. Faye Gibson

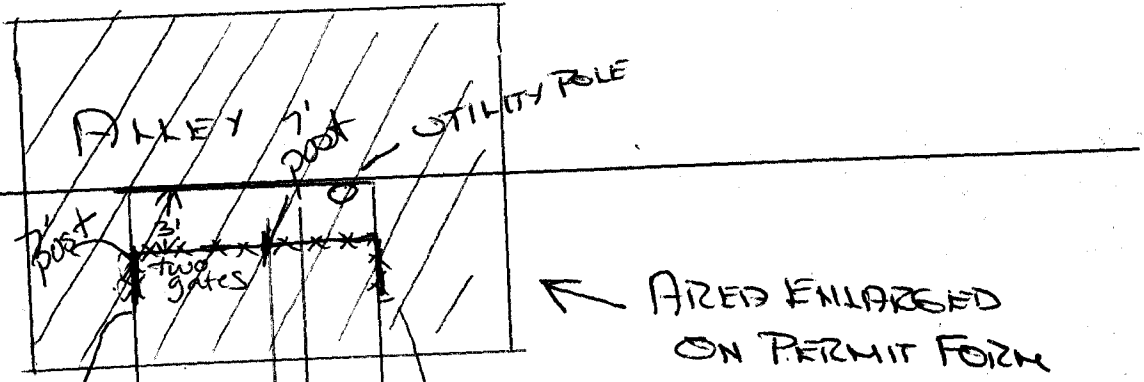
City Engineer's Approval (if required) _____

Date 6-24-02

Date 6/24/02

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)



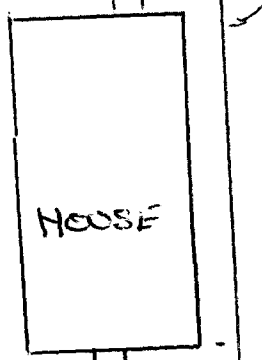
8x8 SHED
2 1/2' SETBACK

EXISTING FENCE

SIDEWALK

EXISTING FENCE 6'

6' FENCE

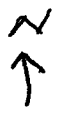


HOUSE SETBACK IS 2 1/2' ON EACH SIDE



ATTACHMENT TO 114 GUNNISON AVE FENCE PERMIT.

1/8" = 10'



GUNNISON AVENUE