



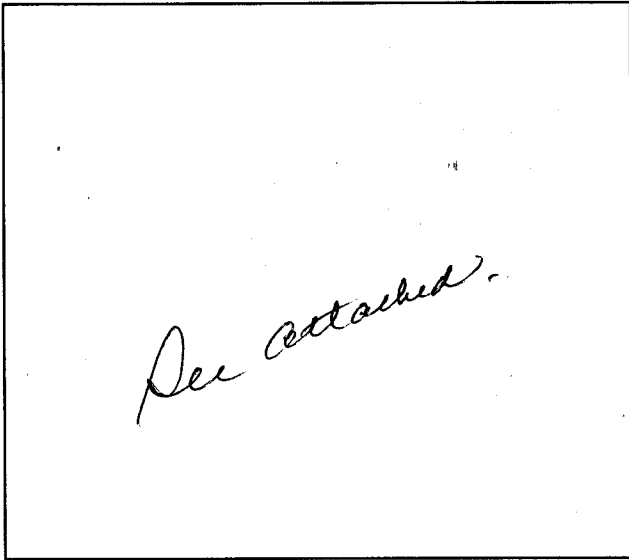
FENCE PERMIT GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

AC

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 350 West Grand Ave
 TAX SCHEDULE NO 2945-151-04-015
 PROPERTY OWNER Frank & Julia Maldonado
Marilyn Trueblood
 OWNER'S PHONE 255-9162 / 243-7309
 OWNER'S ADDRESS 350 West Grand Ave
 CONTRACTOR /
 CONTRACTOR'S PHONE /
 CONTRACTOR'S ADDRESS /
 FENCE MATERIAL _____
 FENCE HEIGHT (4ft) in 25 to 30 ft then 6 ft → north



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-8
 SPECIAL CONDITIONS _____

SETBACKS: Front 20' from property line (PL) or
 _____ from center of ROW, whichever is greater.
 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 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 Marilyn Trueblood
 Community Development's Approval Pat Bushman
 City Engineer's Approval (if required) _____

Date 3-5-02
 Date 3-5-02
 Date _____

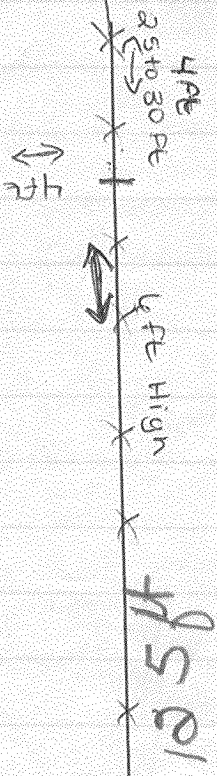
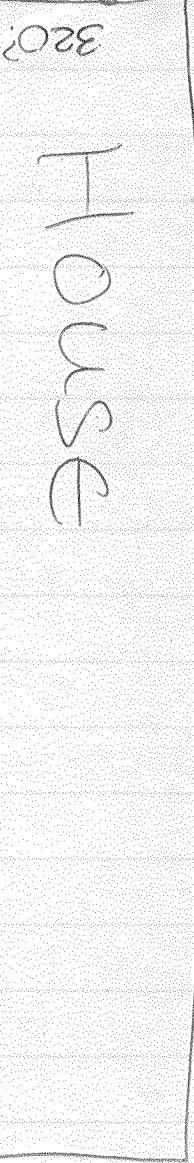
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

350 WEST GRAND AVE

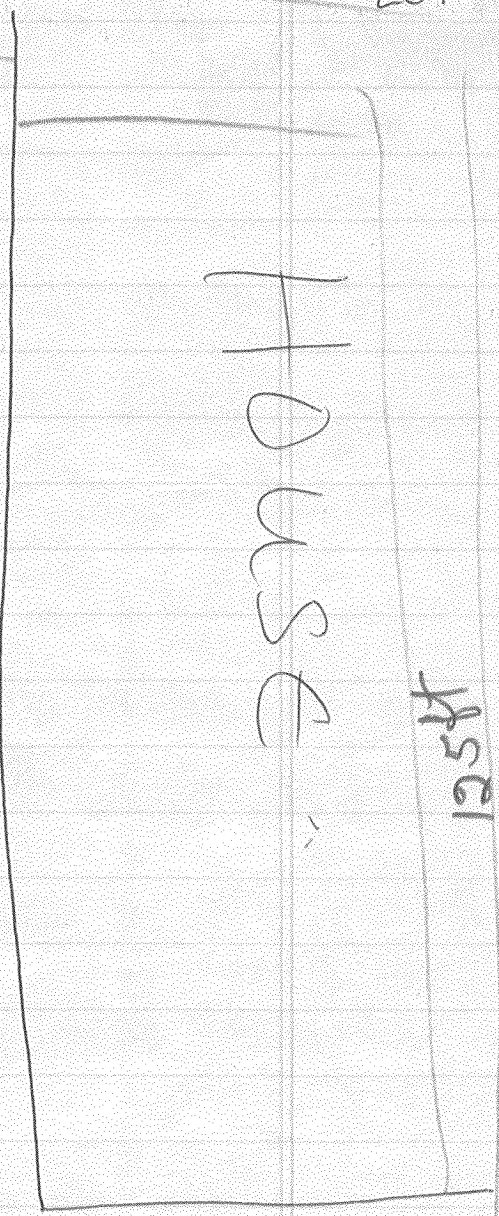
CORNER LOT

South

75ft



60.5ft



75ft

6ft High

75ft

Alley

20ft to start

NORTH

Tax # 2945-151-04-015