

FEE \$10.00

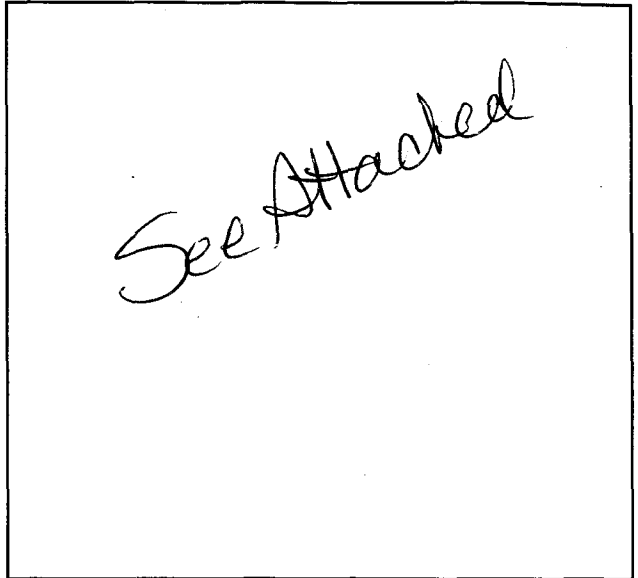
FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 480 - 28 1/4 ROAD
 TAX SCHEDULE NO 2943-182-09002
 PROPERTY OWNER SUNOANCE PROPERTIES
 OWNER'S PHONE (970) 243-2308
 OWNER'S ADDRESS 1460 NORTH AV
 CONTRACTOR MARANATHA FENCE
 CONTRACTOR'S PHONE 241-9303
 FENCE MATERIAL CEDAR / WOOD
 FENCE HEIGHT 6'-0"



(see attached April 11, 1997 letter - Bill Nibeker - fence installed per requirements)

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 PMH SETBACKS: Front NA from property line (PL) or
 SPECIAL CONDITIONS 6' FENCE ON FRONT P/L; _____ from center of ROW, whichever is greater.
FENCE CANNOT BE LOCATED WITHIN 40' Side _____ from PL Rear _____ from PL
SIGHT TRIANGLE AT INTERSECTION PER FP-96-55 & VPA-1997-077

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 Jana L. Bingham Date 4/14/97
 Community Development's Approval Bill Nibeker Date 4-14-97
 City Engineer's Approval (if required) _____ Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Community Development) (Yellow: Code Enforcement) (Pink: Customer)

Memorandum

DATE: April 11, 1997

TO: Jana Bingham, Sundance Properties

FROM: Bill Nebeker *BN*

RE: James Park Minor Amendment

Jana - please note the following. If you have any questions please call me at 244-1447.

1. Addition of fence is approved and can be installed immediately if desired, after obtaining a fence permit. See #2 below for additional information regarding placement of the fence.

The following required changes shall be incorporated into the final plan for the James Park major amendment. These comments shall be included within the comments for the major amendment.

2. Submit a revised plan showing the fence outside of the 40' sight triangle at the intersection of 28 1/4 Road and the entrance into James Park. The 40' triangle shall be measured along the curb line. The 4' X 6' entrance sign(s) must also be located outside the 40' sight triangle. Any shrubs within this area shall be maintained no higher than 30" above grade. (Section 5-3-2)
3. Required landscaping may be placed in the right-of-way subject to the following conditions:
 - a. cottonwood trees are not allowed in City right-of-way; a City Parks Dept. approved species may be permitted as a substitute. Please contact them and propose a different species along with your response to review comments for the major amendment.
 - b. a specific shrub shall be proposed and noted on the plan
 - c. ground cover for the tree and shrub area shall be bark chips, not river rock.
 - d. a maintenance agreement shall be signed and recorded between the property owner and the City for continual maintenance of this landscape area by the property owner.
4. speed bump located immediately within the park shall be removed
5. addressing changes affecting A & W Trailer Park must be approved by the City and Post Office.

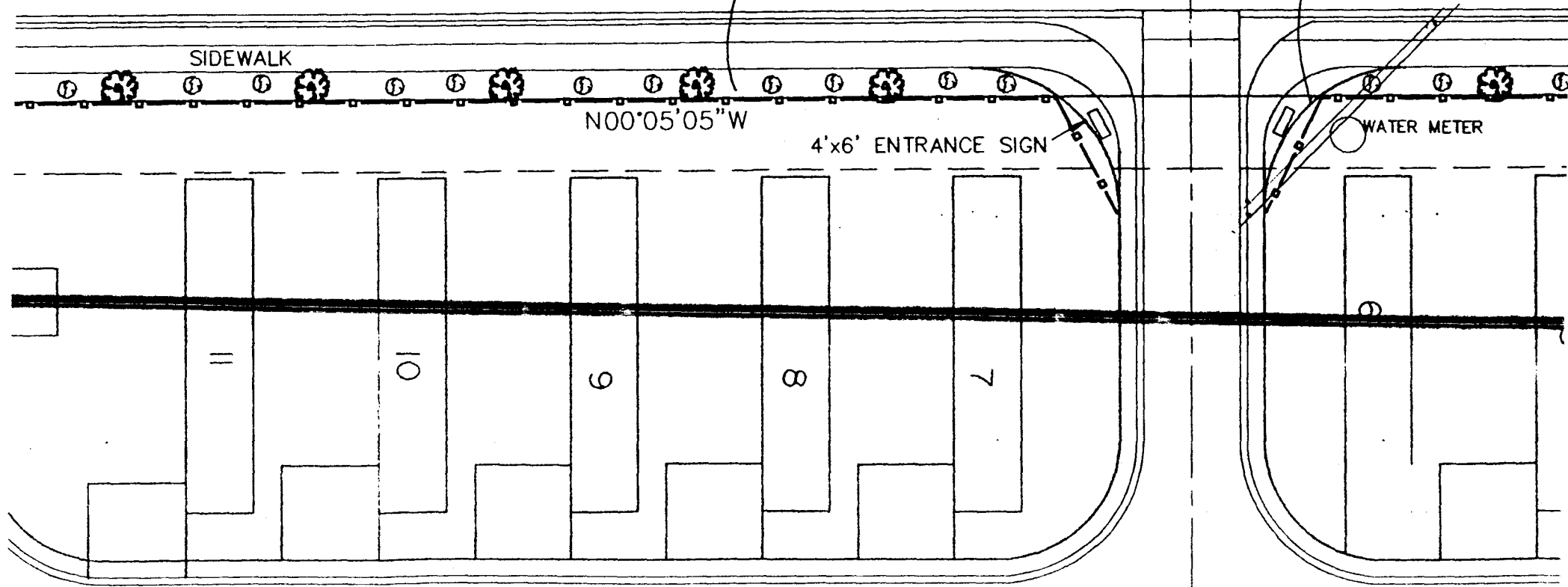
NIAGARA
CIRCLE

MANHOLE

706.47'

SUBMIT THE BANK

SIGHT DISTANCE



SIDEWALK

N00°05'05" W

4'x6' ENTRANCE SIGN

WATER METER

11

10

9

8

7

6

Jc