

FEE \$5.00

# FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 1244 COLORADO  
TAX SCHEDULE NO 2945 133 13015  
PROPERTY OWNER JAMES B. WHALEN JR.  
OWNER'S PHONE 245-5413  
OWNER'S ADDRESS 1244 COLORADO  
CONTRACTOR SELF  
CONTRACTOR'S PHONE 245-5413  
FENCE MATERIAL LATTICE CEDAR  
FENCE HEIGHT 54"

SEE ATTACHED

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 RSF-8  
SPECIAL CONDITIONS \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) or  
45' from center of ROW, whichever is greater.  
Side ~~\_\_\_\_\_~~ from PL Rear ~~\_\_\_\_\_~~ 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 James B. Whalen Jr. Date 7-12-94  
Community Development's Approval Bonnie Edwards Date 7-11-94  
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: Community Development) (Yellow: Code Enforcement) (Pink: Customer)

# IMPROVEMENT LOCATION CERTIFICATE

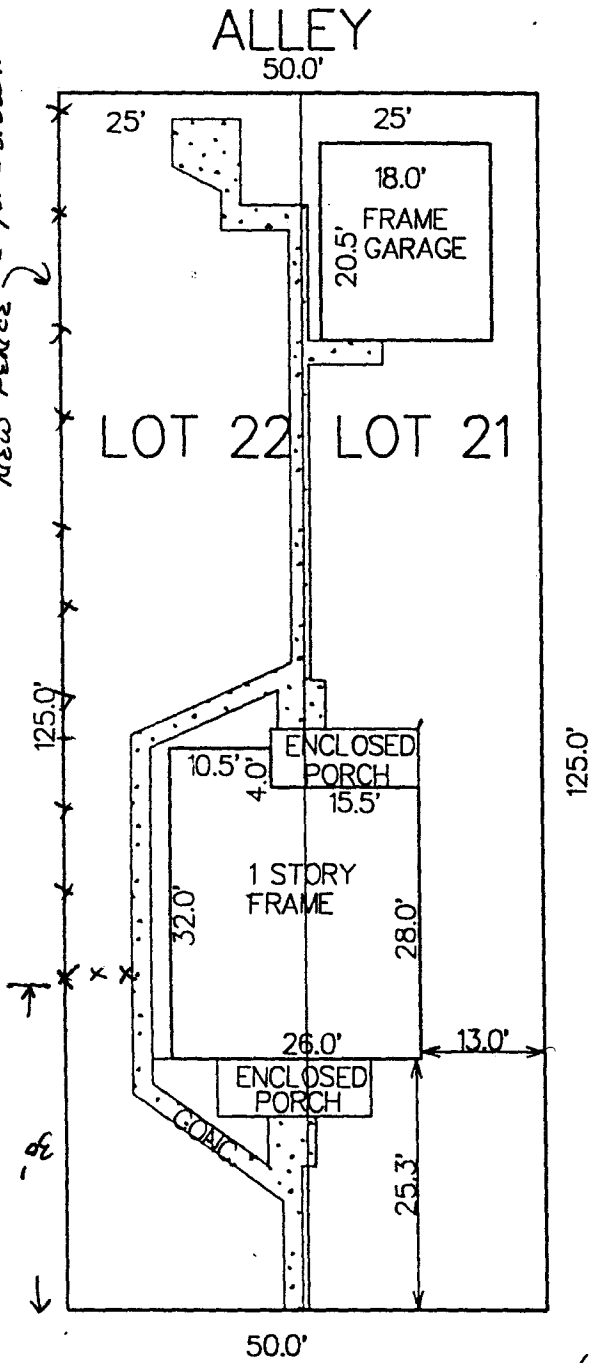
CORREL SURVEY  
 IN SEWER 1 X 12"

1244 COLORADO AVENUE

FIRST AMERICAN TITLE #118200  
 THAYER ACCT.

LOTS 21 AND 22, IN BLOCK J, KEITHS ADDITION, MESA COUNTY, COLORADO.

*neighbor*  
 NEW FENCE - TARE DOWN EXISTING



SCALE: 1" = 20'

COLORADO AVENUE (FRONT)

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR UNFIRST MORTGAGE

THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE. 4/19/94 EXCEPT UTILITY CONNECTIONS, SEE PLANS...