

FEE \$10.00

PERMIT # 11127

00

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 1212 Bookcliff Avenue

TAX SCHEDULE NO 2945-122-20-002

PROPERTY OWNER 1212 Bookcliff Medical Condominiums, Inc.

OWNER'S PHONE (970) 242-3635

OWNER'S ADDRESS 1212 Bookcliff Avenue

CONTRACTOR Alternative Carefree Building Products

CONTRACTOR'S PHONE 243-1853

CONTRACTOR'S ADDRESS 235 27 1/4 Rd #3 81503

FENCE MATERIAL solid vinyl

FENCE HEIGHT 30" and 6 feet Replacement

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 RO

SETBACKS: Front _____ from property line (PL) or

SPECIAL CONDITIONS _____

_____ 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 [Signature]

Date 9-29-00

Community Development's Approval [Signature]

Date 10-2-00

City Engineer's Approval (if required) _____

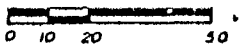
Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

1212 BOOKCLIFF MEDICAL BUILDING

PORTION OF LOT 29 BLOCK 9
OF THE FAIRMOUNT SUBDIVISION
CITY OF GRAND JUNCTION, COUNTY OF MESA,
STATE OF COLORADO

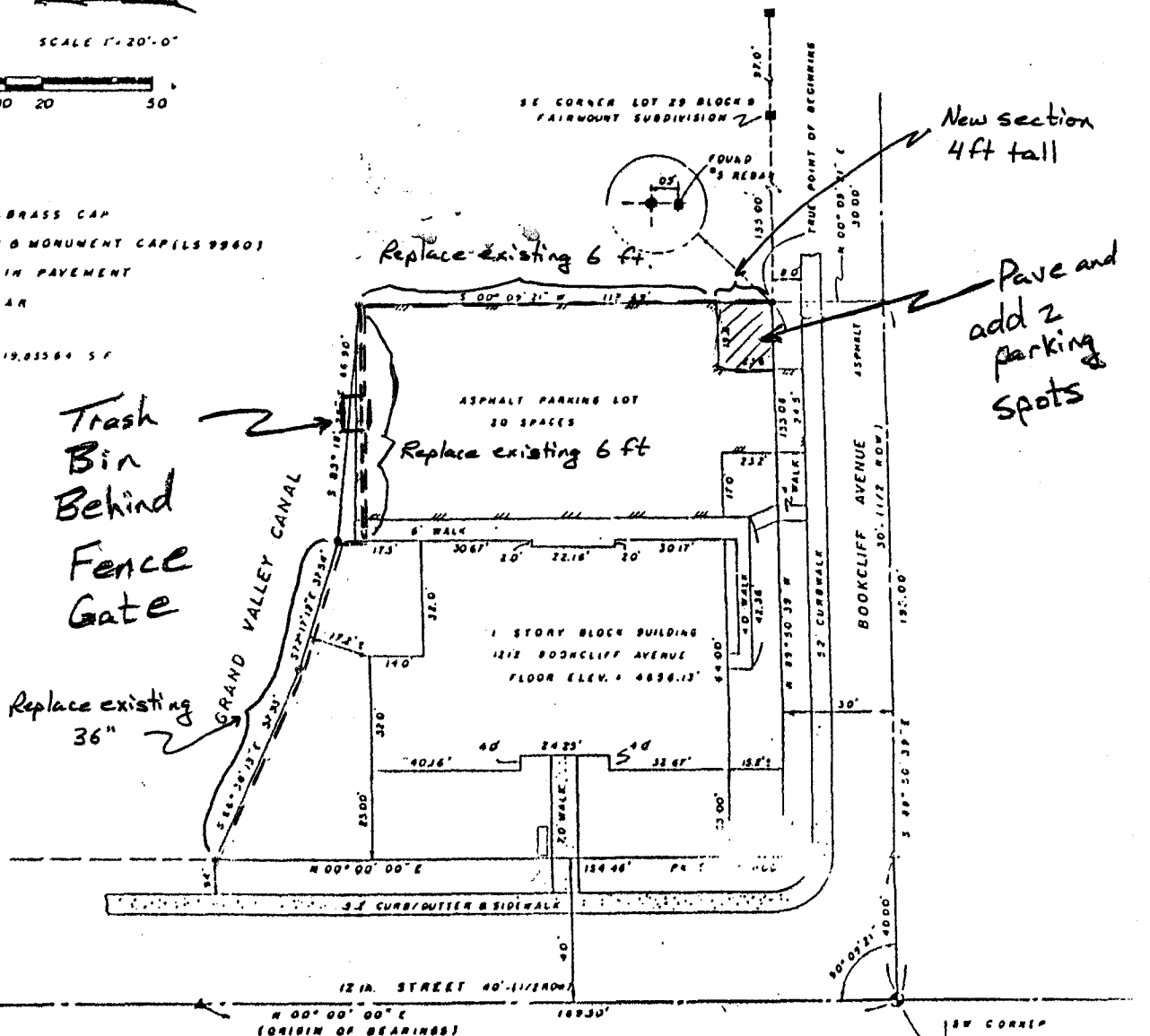
SCALE 1"=20'-0"



LEGEND

- ✦ MESA COUNTY BRASS CAP
- ◆ SET "S" REBAR & MONUMENT CAP (LS 9960)
- △ SET PK NAIL IN PAVEMENT
- FOUND "S" REBAR

TOTAL AREA = 19,835.84 SF



SE CORNER SECTION 12, T1S, R1W, U.M. MESA CO BRASS CAP

12TH STREET 40'-11/2" (ORIGIN OF BEARINGS)

SW CORNER NW 1/4 NW 1/4 SECTION 12, T1S, R1W, U.M. MESA COUNTY BRASS CAP. ELEVATION 4822.00' (A.S.)

THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE DEPUTY COUNTY CLERK AND RECORDED AT 2:02 P.M. APRIL 27, 1961, AND IS HEREBY RECORDED UNDER REGISTRATION NO. 1442337.

W.S. [Signature]

NOTICE: According to Colorado law the best evidence of title shall be the plat or map upon which this survey was made and no action shall be taken based upon any defect in this survey within six years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.