

FEE \$10.00

PERMIT # 11592

# FENCE PERMIT <sup>A</sup>

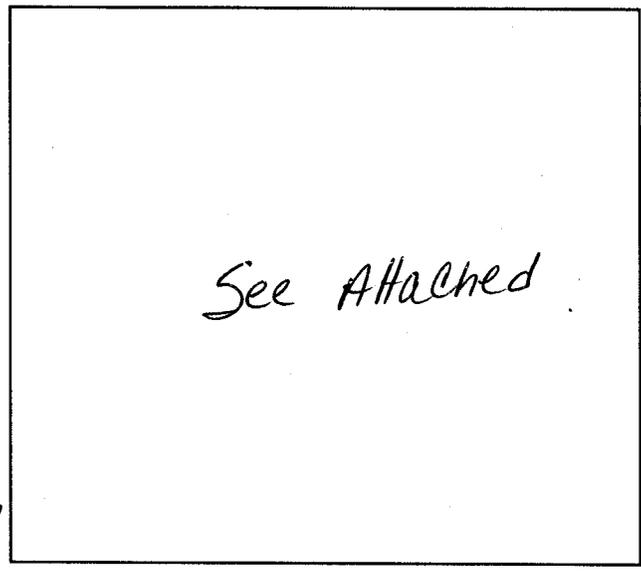
## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2811 HALL AVE  
 TAX SCHEDULE NO. 2943-073-12-013  
 PROPERTY OWNER William & Catherine Booth  
 OWNER'S PHONE 245-1628  
 OWNER'S ADDRESS 2811 Hall Ave  
 CONTRACTOR self  
 CONTRACTOR'S PHONE \_\_\_\_\_  
 CONTRACTOR'S ADDRESS \_\_\_\_\_  
 FENCE MATERIAL wood  
 FENCE HEIGHT 6ft. side & rear / 48" open / close



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 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 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 Catherine M Booth

Date 3/6/01

Community Development's Approval Misha Aragon

Date 3/6/01

City Engineer's Approval (if required) \_\_\_\_\_

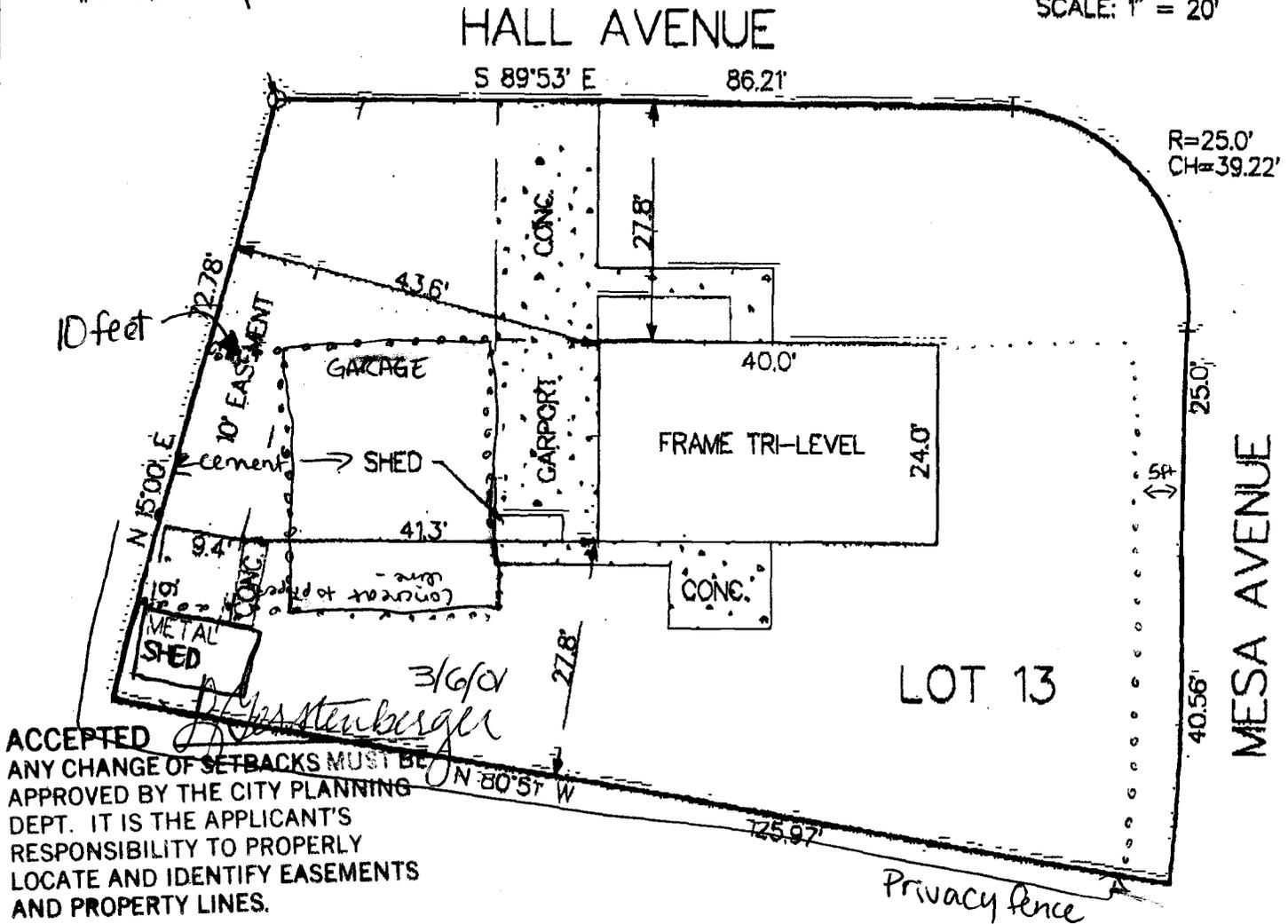
Date \_\_\_\_\_

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

We want to do a privacy fence 5ft off side walk on mesa Ave side of house and all around back & other side of house.  
 We would like to put a cement slab from carport to property line. And a garage from side of carport to The 10' easement line. The garage will be built to tie in and be same height as carport.

#5 REBAR 7

SCALE: 1" = 20'



ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR PACIFIC AMERICAN 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, 5/27/99 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

● = FOUND PIN

*Kenneth L. Glenn*  
 KENNETH L. GLENN R.L.S. 12770



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**SURVEYIT**  
 by GLENN

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