

FEE \$10.00

PERMIT # 11287

# FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

AR

PLOT PLAN

PROPERTY ADDRESS 3036 Milburn Ct.

TAX SCHEDULE NO. 2943-043-63-013

PROPERTY OWNER JANE McDAW + KAREN ALLEN

OWNER'S PHONE 523-1514

OWNER'S ADDRESS SAME AS ABOVE

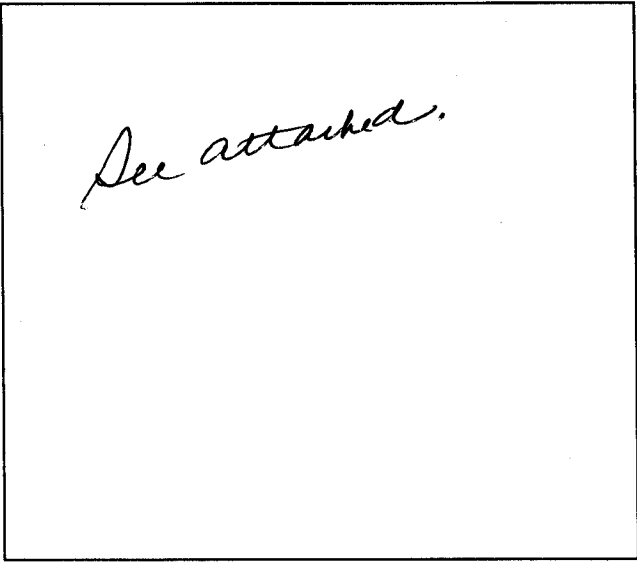
CONTRACTOR Lee Homes

CONTRACTOR'S PHONE \_\_\_\_\_

CONTRACTOR'S ADDRESS \_\_\_\_\_

FENCE MATERIAL wood

FENCE HEIGHT 6'



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-4

SETBACKS: Front 20' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater.

SPECIAL CONDITIONS \_\_\_\_\_

Side 7' from PL Rear 25' 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 Karen Allen

Date 9-24-01

Community Development's Approval Pat Bushman

Date 9-24-01

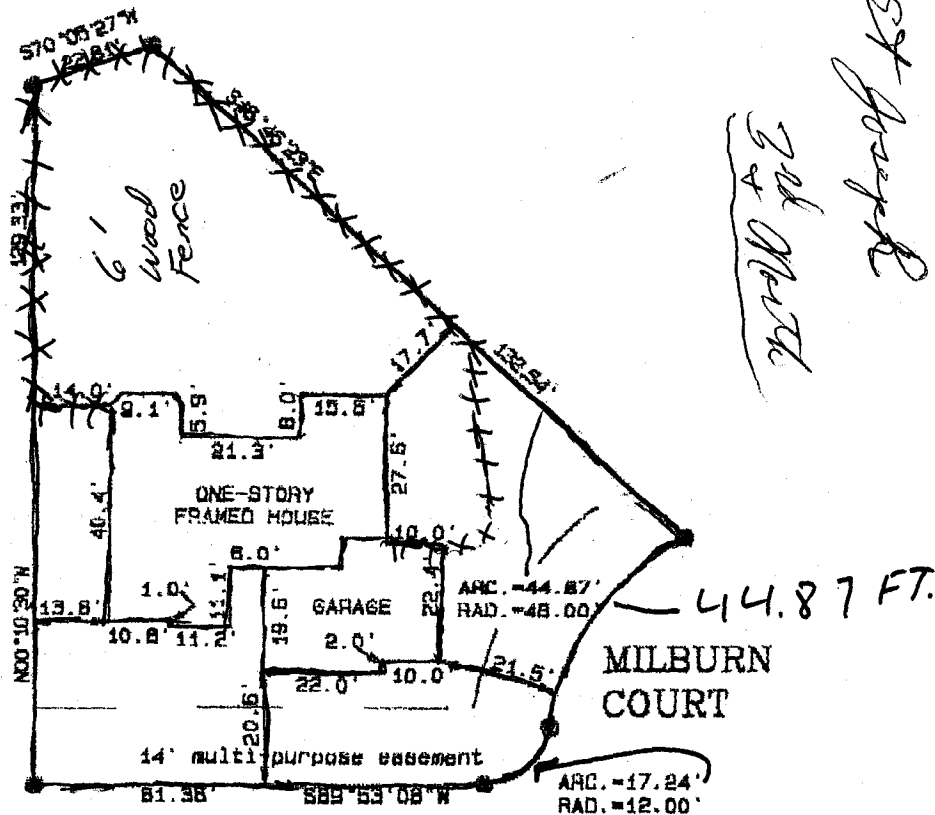
City Engineer's Approval (if required) \_\_\_\_\_

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)

243 road locally  
 243-5189  
 approved  
 2/1/00  
 2/28/00  
 2/28/00  
 2/28/00  
 2/28/00

**PROPERTY DESCRIPTION**  
**LOT 13, BLOCK 6**  
**MOUNTAIN VISTA SUBDIVISION**  
**STREET ADDRESS = 3038 MILBURN COURT**



St Joseph  
 2nd North

**IMPROVEMENT LOCATION CERTIFICATE**

I hereby certify that this improvement location certificate was prepared for LEE HOMES, INC. 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 that the improvements on the above described parcel on this date, Nov. 09, 2000 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 apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

COLORADO REGISTERED  
 PROFESSIONAL LAND SURVEYOR  
 MICHAEL W. DRISSEL  
 20677

MICHAEL W. DRISSEL, P.L.S. 20677  
 DATE 11-13-00

NOTE: THE STRUCTURE LOCATION MEETS  
 CITY OF GRAND JUNCTION SET-BACK REQUIREMENTS