

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2971 1/2 Brookside Dr.  
 TAX SCHEDULE NO 2943-051-65-81504  
 PROPERTY OWNER James + Lanette Stoneking  
 OWNER'S PHONE 970-242-3229  
 OWNER'S ADDRESS 2971 1/2 Brookside Dr. 65 81504  
 CONTRACTOR ~~Grace Homes~~ Owners  
 CONTRACTOR'S PHONE 970-242-3229  
 CONTRACTOR'S ADDRESS Same  
 FENCE MATERIAL Cedar  
 FENCE HEIGHT 6'

to be 3' back  
 of walk on curb  
 w/6/02  
 Lana Stoneking  
 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). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PO  
 SPECIAL CONDITIONS needs to be 3' off sidewalk

SETBACKS: Front \_\_\_\_\_ from property line (PL) or \_\_\_\_\_ 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 4.1.J 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 Lanette Stoneking  
 Community Development's Approval Michelle Magone  
 City Engineer's Approval (if required) \_\_\_\_\_

Date 10/28/02  
 Date 10/28/02  
 Date \_\_\_\_\_

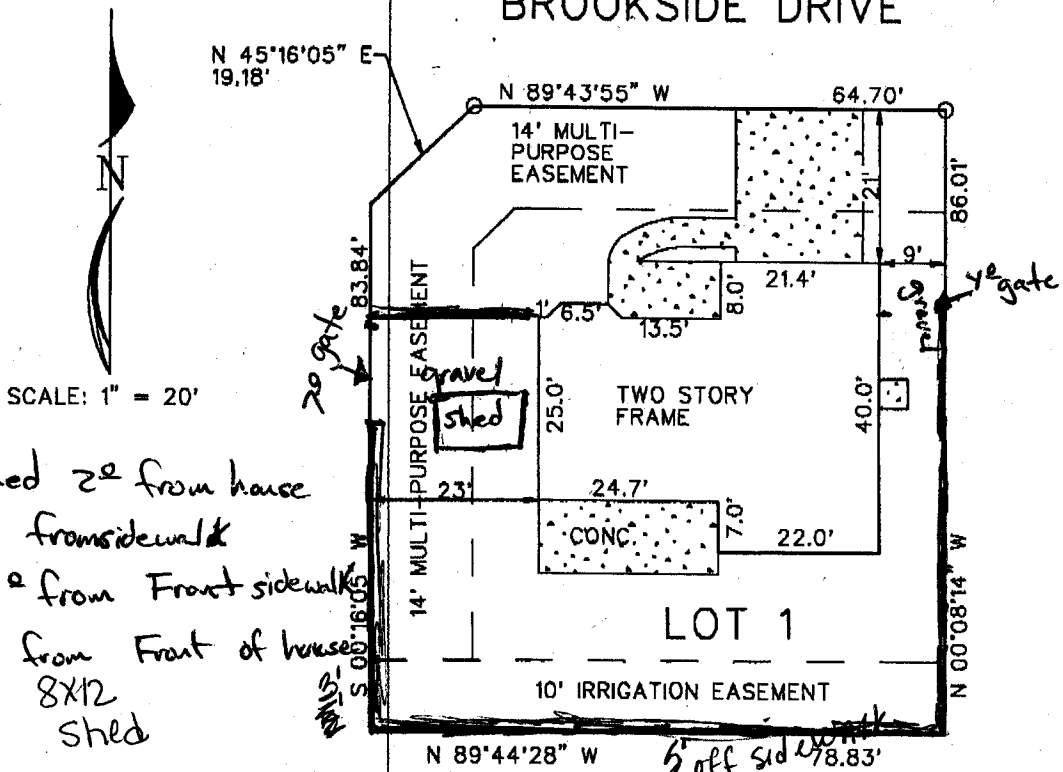
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

# IMPROVEMENT LOCATION CERTIFICATE

2971.5 BROOKSIDE DRIVE

MERIDIAN LAND TITLE #55503  
 STONEKING ACCOUNT  
 LOT 1 IN BLOCK 2 OF BROOKSIDE SUBDIVISION,  
 FILING 2, MESA COUNTY, COLORADO.

BROOKSIDE DRIVE

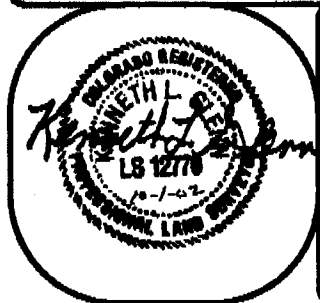


Shed 20' from house  
 7' from sidewalk  
 37' from Front sidewalk  
 10' from Front of house  
 8x12  
 Shed

20' F from property line - F 1/2 ROAD

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR FIDELITY 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, 10/1/02 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  
 R.L.S. 12770

PHONE: 970-245-3777

FAX: 241-4847

**SURVEYIT**



by **GLENN**

MAILING:  
 2754 COMPASS DRIVE  
 SUITE 195  
 GRAND JUNCTION, CO. 81506

SURVEYED BY:	K.G.	DATE SURVEYED:	10/1/02
DRAWN BY:	C.R.	DATE DRAWN:	10/1/02
REVISION:		SCALE:	1" = 20'