

FEE \$10.00

PERMIT #

12065

# FENCE PERMIT

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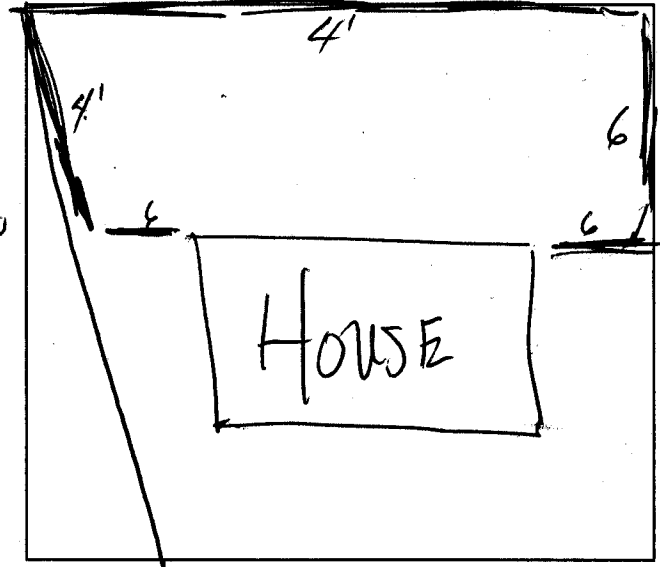
## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2984 1/2 Summerbrook  
 TAX SCHEDULE NO 2943-051-69-023  
 PROPERTY OWNER L. Michael Hall  
 OWNER'S PHONE 523-7877  
 OWNER'S ADDRESS PO Box 8 Clifton Co 81520  
 CONTRACTOR Self  
 CONTRACTOR'S PHONE \_\_\_\_\_  
 CONTRACTOR'S ADDRESS \_\_\_\_\_  
 FENCE MATERIAL Wood  
 FENCE HEIGHT 4' + 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). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD  
 SPECIAL CONDITIONS \_\_\_\_\_

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 [Signature]  
 Community Development's Approval Gayleen Anderson  
 City Engineer's Approval (if required) \_\_\_\_\_

Date 10-10-02  
 Date 10-10-02  
 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)

85.00' EASEMENT  
S 77°11'00" E  
LOT X  
(SF)  
7,732 S.F.

IRRIGATION EASEMENT  
S 77°11'00" E  
N 77°11'00" W  
382.00'

LOT 1  
(SF)  
7,619 S.F.

TRACT B  
LOT 23 (SF) 6,977 S.F. **2984**  
LOT 22 (SF) 6,222 S.F. **2986**  
LOT 21 (SF) 6,242 S.F. **2986 1/2**  
LOT 20 (SF) 6,262 S.F. **2988**  
LOT 19 (SF) 6,282 S.F. **2988 1/2**  
LOT 18 (SF) 6,302 S.F. **2990**  
LOT 17 (SF) 6,302 S.F. **2991**

TRACT C  
LOT 7 (SF) 6,559 S.F.  
LOT 6 (SF) 6,150 S.F.  
LOT 5 (SF) 6,200 S.F.  
LOT 4 (SF) 6,306 S.F.  
LOT 3 (SF) 6,183 S.F.

SUMMERBROOK DRIVE  
LOCK THREE  
LOT 32 (SF) 6,183 S.F. **2991 1/2**  
LOT 1 (SF) 7,984 S.F. **2993**  
LOT 1 (SF) 7,467 S.F. **2994**

LOT 1  
BLOCK 8  
18.891 AC.±

PAGES 190-192  
569.91'

N 00°16'05" E 118.51'