

FEE \$10.00

Pd. file # RVP-2001-228

PERMIT #

11782



*RSF*

# FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

*PL*

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 3025 milburn Dr.

TAX SCHEDULE NO 2943-043-62-004

PROPERTY OWNER SCOTT & MICHELLE BIALKOWSKI

OWNER'S PHONE 434-6870, 250-5237

OWNER'S ADDRESS Same

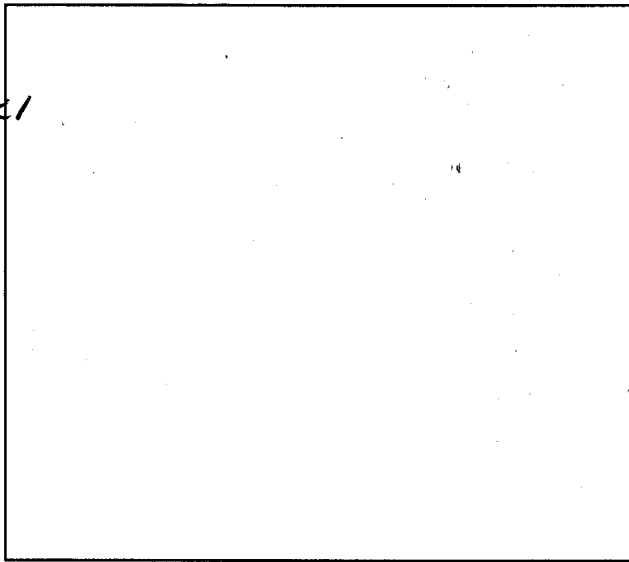
CONTRACTOR LEE HOMES / STEVE LEE

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

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

FENCE MATERIAL PINE / SPLIT RAIL (CEDAR)

FENCE HEIGHT 6 FT / 3 FT



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 RSF-4

SETBACKS: Front 20/25 from property line (PL) or

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

from center of ROW, whichever is greater.

Side 7/3 from PL Rear 25/5 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]

Date 4-29-02

Community Development's Approval [Signature]

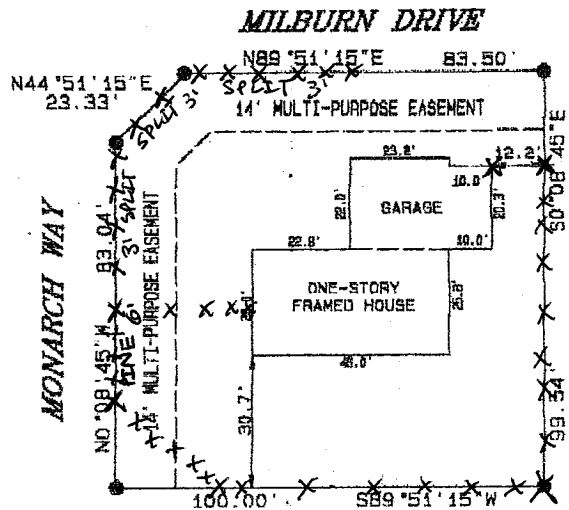
Date 4-29-02

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

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)

**PROPERTY DESCRIPTION**  
**LOT 4, BLOCK 4**  
**MOUNTAIN VISTA SUBDIVISION**  
**STREET ADDRESS = 3025 MILBURN DRIVE**



**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, Dec. 12, 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.

MICHAEL W. DRISSEL PLS 2067

12-15-00

DATE

NOTE: THE STRUCTURE LOCATION MEETS  
 CITY OF GRAND JUNCTION SET-BACK REQUIREMENTS  
 AND CITY APPROVED SITE PLAN