

FEE \$10.00

PERMIT # 12975



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 319 TALON DR
PROPERTY TAX NO: 2945-244-41-007
SUBDIVISION: EAGLE
PROPERTY OWNER: Carolyn Taylor
OWNER'S PHONE: 970-263-4565
OWNER'S ADDRESS: 319 TALON DR.
CONTRACTOR NAME:
CONTRACTOR'S PHONE:
CONTRACTOR'S ADDRESS:
FENCE MATERIAL & HEIGHT: 6' Wood

PLOT PLAN

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 RMF-5
SPECIAL CONDITIONS
SETBACKS: Front 20' from property line (PL) or
Side 0' from PL Rear 0' 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).

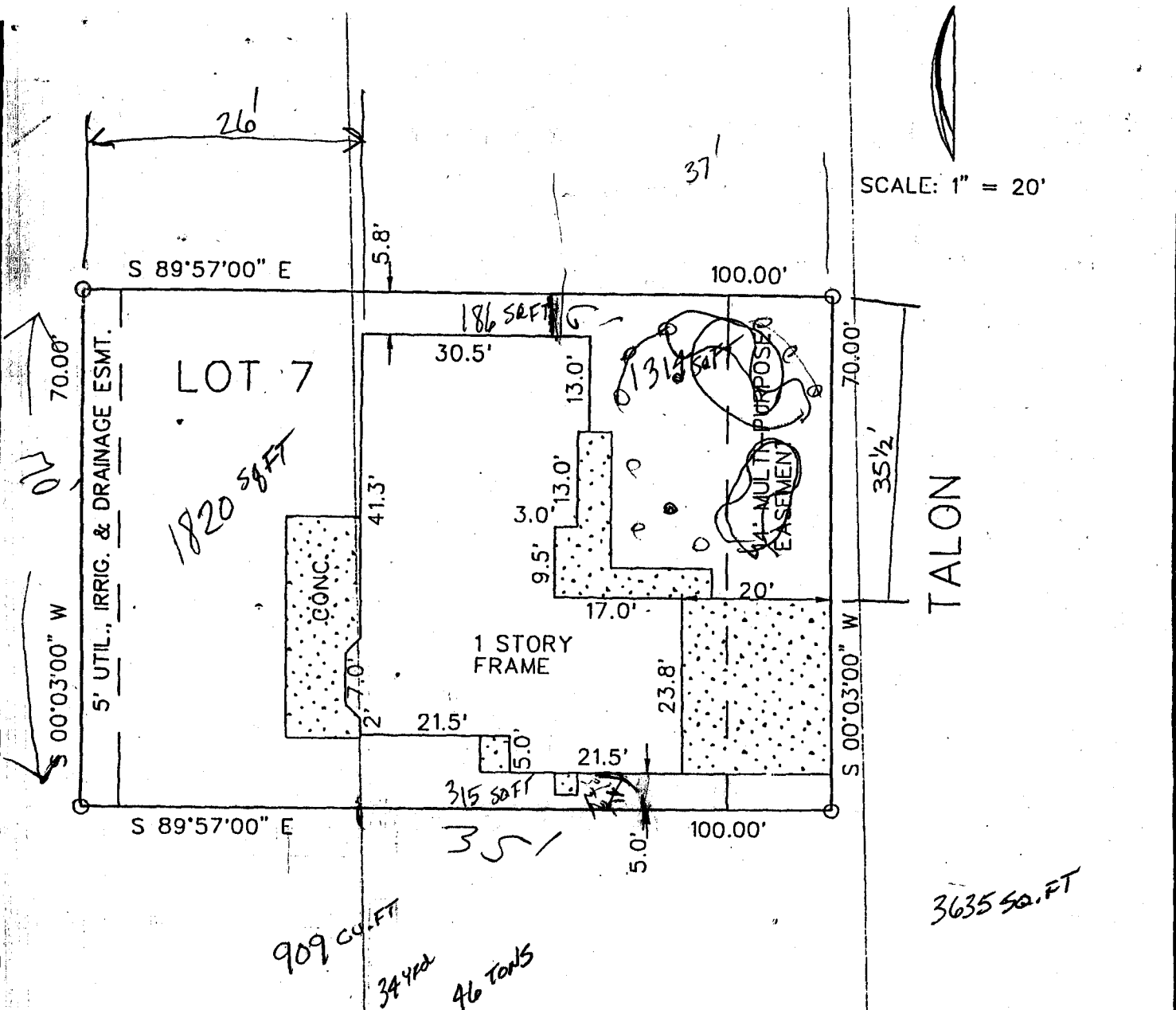
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 Carolyn K. Taylor
Community Development's Approval Ullishe Magan
City Engineer's Approval (if required)

Date 6-22-04
Date 6-22-04
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)



SCALE: 1" = 20'

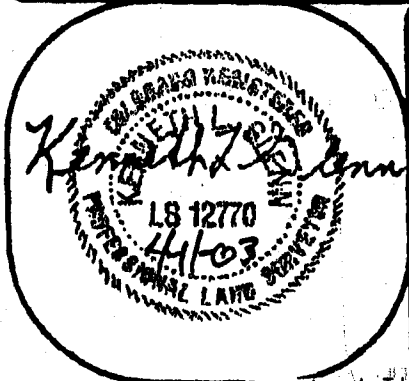
TALON

909 cu. FT.  
34 yds  
46 tons

3635 sq. FT

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR MERIDIAN LAND TITLE, 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, 4/11/03 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:	J.G.	DATE SURVEYED:	4/11/03
DRAWN BY:	C.R.	DATE DRAWN:	4/11/03
REVISION:		SCALE:	1" = 20'

Received Time - Apr. 11 - 11:12AM