

FEE \$10.00

PERMIT #

12735



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 1140 Reed Ave
PROPERTY TAX NO: 2945-144-12-018
SUBDIVISION:
PROPERTY OWNER: William MERTZ
OWNER'S PHONE: 242-5938
OWNER'S ADDRESS: 1140 Reed Ave
CONTRACTOR NAME: OWNER
CONTRACTOR'S PHONE:
CONTRACTOR'S ADDRESS:
FENCE MATERIAL & HEIGHT: 2x6, 1x6, RTTIE 6'

PLOT PLAN
SEE ATTACHED
Plot Plan.

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-8
SPECIAL CONDITIONS 6' CEDAR FENCE
IN SIDE YARD MUST BE 20' BACK FROM FRONT PROPERTY LINE
SETBACKS: Front 20' 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 [Signature]
City Engineer's Approval (if required)

Date 1-30-04
Date 1-30-04
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)

IMPROVEMENT LOCATION CERTIFICATE

1140 ROOD AVENUE, GRAND JUNCTION,

LOTS 21 AND 22, BLOCK 89, CITY OF GRAND JUNCTION,

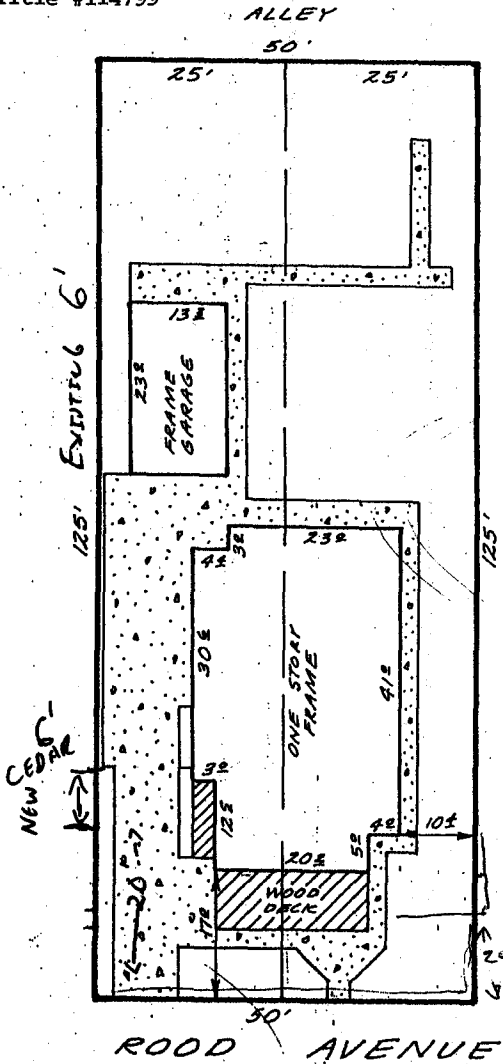
MESA COUNTY, COLORADO.

First American Title #114799

Mertz Acct.

COPY

ACCEPTED *SM 1-30-04*
 ANY CHANGES OR DETRACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



Scale: 1" = 20'

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

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 12/7/92 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCHROACHMENTS 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
 KENNETH L. GLENN R.L.S. 12770

SURVEYIT

PHONE:
 303-245-3777

by **GLENN**

MAILING:
 2004 NORTH 12th,
 SUITE 7
 GRAND JUNCTION, CO. 81501

SURVEYED BY:	<i>B.H.</i>	DATE SURVEYED:	<i>12-7-92</i>
DRAWN BY:	<i>L.R.</i>	DATE DRAWN:	<i>12-7-92</i>
REVISION:		SCALE:	<i>1" = 20'</i>

