



# FENCE PERMIT

## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 2981 Brookside Dr	<p>See Attached</p>
PROPERTY TAX NO: 2943-051-170-008	
SUBDIVISION: Brookside	
PROPERTY OWNER: Andy J. Meas	
OWNER'S PHONE: 1-307-321-1869	
OWNER'S ADDRESS: 2981 Brookside	
CONTRACTOR NAME: owner Andy	
CONTRACTOR'S PHONE: owner	
CONTRACTOR'S ADDRESS: owner	
FENCE MATERIAL & HEIGHT: wood 5' with 1' Lattice	

**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      SETBACKS: Front \_\_\_\_\_ from property line (PL) or

SPECIAL CONDITIONS Fence needs to be \_\_\_\_\_ from center of ROW, whichever is greater.

5' Solid & 1' Lattice      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 Andy J. Meas      Date 6-2-04

Community Development's Approval Mistic Aragon      Date 6-2-04

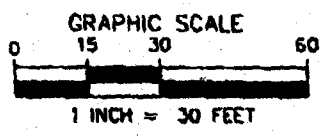
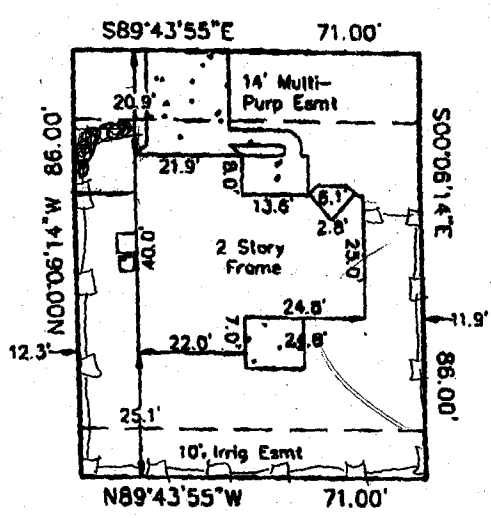
City Engineer's Approval (if required) \_\_\_\_\_      Date \_\_\_\_\_

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)

# IMPROVEMENT LOCATION CERTIFICATE

2981 Brookside Drive, Grand Junction, Co. 81501  
Lot 6 in Block 2 of BROOKSIDE SUBDIVISION, FILING TWO,  
Mesa County, Colorado

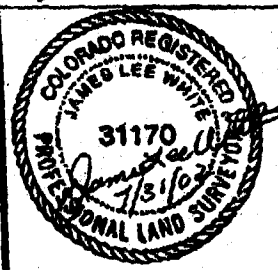
## BROOKSIDE DRIVE



TITLE INFORMATION  
 PROVIDED BY:  
 CoWest Mortgage  
 FILE NO. 54847  
 BORROWER: Skoer

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR CoWest Mortgage, THAT THIS IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDINGS, OR OTHER FUTURE IMPROVEMENTS LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 07/31/02 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 OF 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.

*James L. White* 7/31/02  
 James L. White PLS 31170



**White Surveying**  
 P.O. Box 873  
 Grand Junction, CO 81502-0873  
 (970) 243-5487 (phone/fax)  
 (970) 261-9010 (cell)

SURVEYED BY: JW	SURVEY DATE: 07/31/02
ORDER BY: JW	ORDERED BY: CoWest Mortgage
PLS No. 529	