

FEE \$10.00

No Charge  
Ronnie

PERMIT # 13316



**FENCE PERMIT**  
**GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT**

File # VR-2004-133

**THIS SECTION TO BE COMPLETED BY APPLICANT**

PROPERTY ADDRESS: 589 Grand Cascade Way.	PLOT PLAN (See attached)  Due to being a corner lot - will allow this ht. in to property line per over 30" ht. must remain 2/3 open in 20' setback -
PROPERTY TAX NO: 2943-072-19-037	
SUBDIVISION: Falls-Fil. No. 1 amends	
PROPERTY OWNER: A.M. Myers + Co. (new plat Falls 2004)	
OWNER'S PHONE: 242-1727	
OWNER'S ADDRESS: 589 Grand Cascade Way	
CONTRACTOR NAME:	
CONTRACTOR'S PHONE:	
CONTRACTOR'S ADDRESS:	
FENCE MATERIAL & HEIGHT: 36" cedar-open picket.	

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 20' from property line (PL) or
SPECIAL CONDITIONS per approved new plat	_____ from center of ROW, whichever is greater.
	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 Alvin Myers & Maribel L. Myers Date 9-20-04

Community Development's Approval Ronnie Edwards APA Date 2/23/06

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

CB=W43°10'00"W  
Δ= 90°00'00"

S89°50'00"W  
45.24'

# GRAND CASCADE WAY

N89°50'00"E 48.74'  
34.89' 13.85'

**TRACT C**  
4,249.6 SQ. FT.

R=115.90'  
A=142.15'  
CD=133.40'  
CB=N55°01'53"W  
Δ= 70°16'14"

14' MULTIPURPOSE EASEMENT  
HEREON DEDICATED

R=400.00'  
A=123.53'  
CD=123.04'  
CB=N61°15'50"E  
Δ= 17°41'40"

*Grand Falls Drive*

# BLOCK FOUR

589 GRAND CASCADE WAY

**LOT 1**  
17,278.7 SQ. FT.

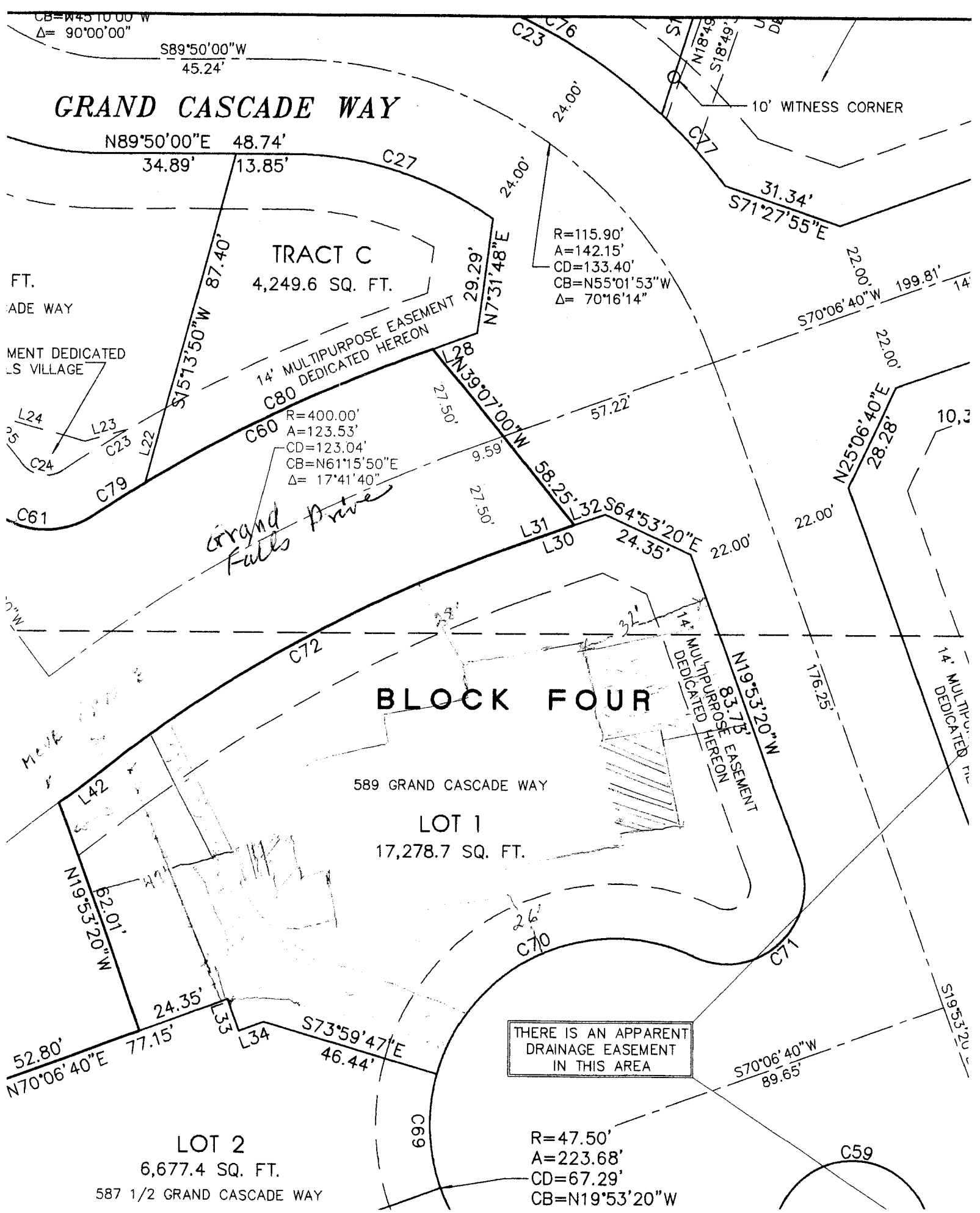
THERE IS AN APPARENT  
DRAINAGE EASEMENT  
IN THIS AREA

R=47.50'  
A=223.68'  
CD=67.29'  
CB=N19°53'20"W

**LOT 2**

6,677.4 SQ. FT.

587 1/2 GRAND CASCADE WAY



June 7, 2003

City of Grand Junction  
Code Enforcement  
2549 River Road  
Grand Junction, Co 81505

Re: 2943-072-19-037

The fence on the property was constructed in October of 1996 by the Milburn Fence Company. It was our understanding at that time that he was taking care of the permit. The fence is 36" open picket.

We are unable to locate the contractor and cannot verify whether he obtained the permit or not; therefore we are enclosing our check for \$10 as requested.

Sincerely,

A.J. Myers  
589 Grand Cascade Way

*not included  
—  
Permit*

*ck. No 5588  
6/08/03  
Not returned by bank,*

RECEIVED  
SEP 2 2 2004  
COMMUNITY DEVELOPMENT  
DEPT.

*cmj*