



# Fence Permit

PERMIT # 15012

Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501  
Phone: (970) 244-1430 FAX (970) 236-4031

FEE \$10.00

Property Address: 2928 Annelie Ln ↗

Property Tax No: 2943-053-89-002

Subdivision: \_\_\_\_\_

Property Owner: Esmeralda Cabrera

Owner's Telephone: 562 408 2182

Owner's Address: \_\_\_\_\_

Contractor's Name: Guillermo Gutierrez

Contractor's Telephone: 970 265 8173

Contractor's Address: 2928 Annelie Ln

Fence Material & Height: Vinyl 6"

Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, and 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 R-5 SETBACKS: Front 20 from property line (PL) or  
 SPECIAL CONDITIONS \_\_\_\_\_ from center of ROW, whichever is greater.  
 Side 5 from PL Rear 25 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 Guillermo Gutierrez Date 10-29-07

Community Development's Approval Pat Olmidge Date 10/29/07

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: Community Development)

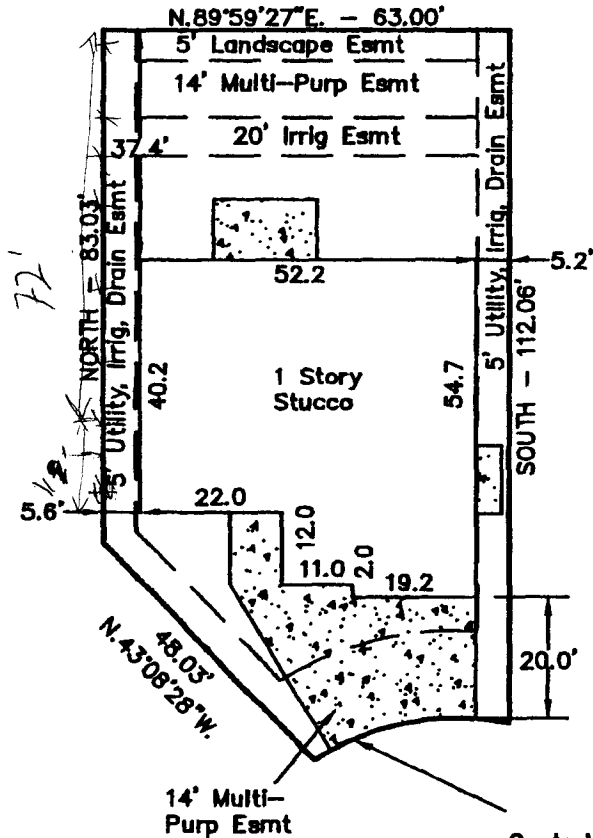
(Yellow: Applicant)

(Pink: Code Enforcement)

# IMPROVEMENT LOCATION CERTIFICATE

2928 Annelie Lane, Grand Junction, Colorado 81504

Lot 2 in Block 3 of Forrest Estates Subdivision, Filing 2, County of Mesa State of Colorado



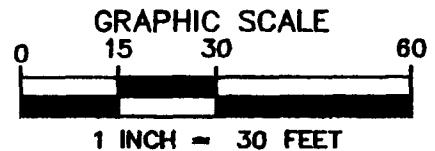
ANNELIE LANE

Radius = 38.00'  
 Central Angle = 47°44'18"  
 Arc Length = 31.66'  
 Chord Bearing = S.78°41'58"W.  
 Chord Length = 30.75'



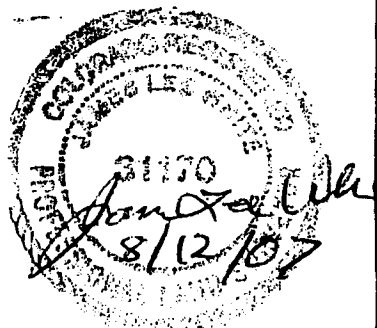
### TITLE INFORMATION PROVIDED BY:

First American Title  
 FILE NO. 910-H0173493-097  
 BORROWER Gutierrez, Cabrera, Luna



I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR GJ Real Source, 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 08/12/07, 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* 8/12/07  
 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:	GJ Real Source
DRAWN BY:	JW	REQUESTED BY:	08/12/07
JOB No.	4495		