

# Fence Permit

PERMIT # **Nº** 15372

Public Works & Planning Department  
250 North 5th Street  
Grand Junction, CO 81501  
Phone: (970) 244-1430 FAX: (970) 256-4031

Fee \$10.00

Property Address: 453 Prairie Fire Street

Property Tax No: \_\_\_\_\_

Subdivision: Prairie View South

Property Owner: Kenneth Sawyer

Owner's Telephone: 970 260 9294

Owner's Address: 453 Prairie Fire Street

Contractor's Name: Self

Contractor's Telephone: 970-260-9294

Contractor's Address: 453 Prairie Fire Street

Fence Material & Height: Cedar 6' High

**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 PLANNING STAFF**

ZONE <u>R-5</u>	SETBACKS: Front <u>25'</u> from property line (PL) or
SPECIAL CONDITIONS <u>None</u>	_____ 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 Public Works & Planning 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] Date 6/16/08

Planning Approval [Signature] Date 6/16/08

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)

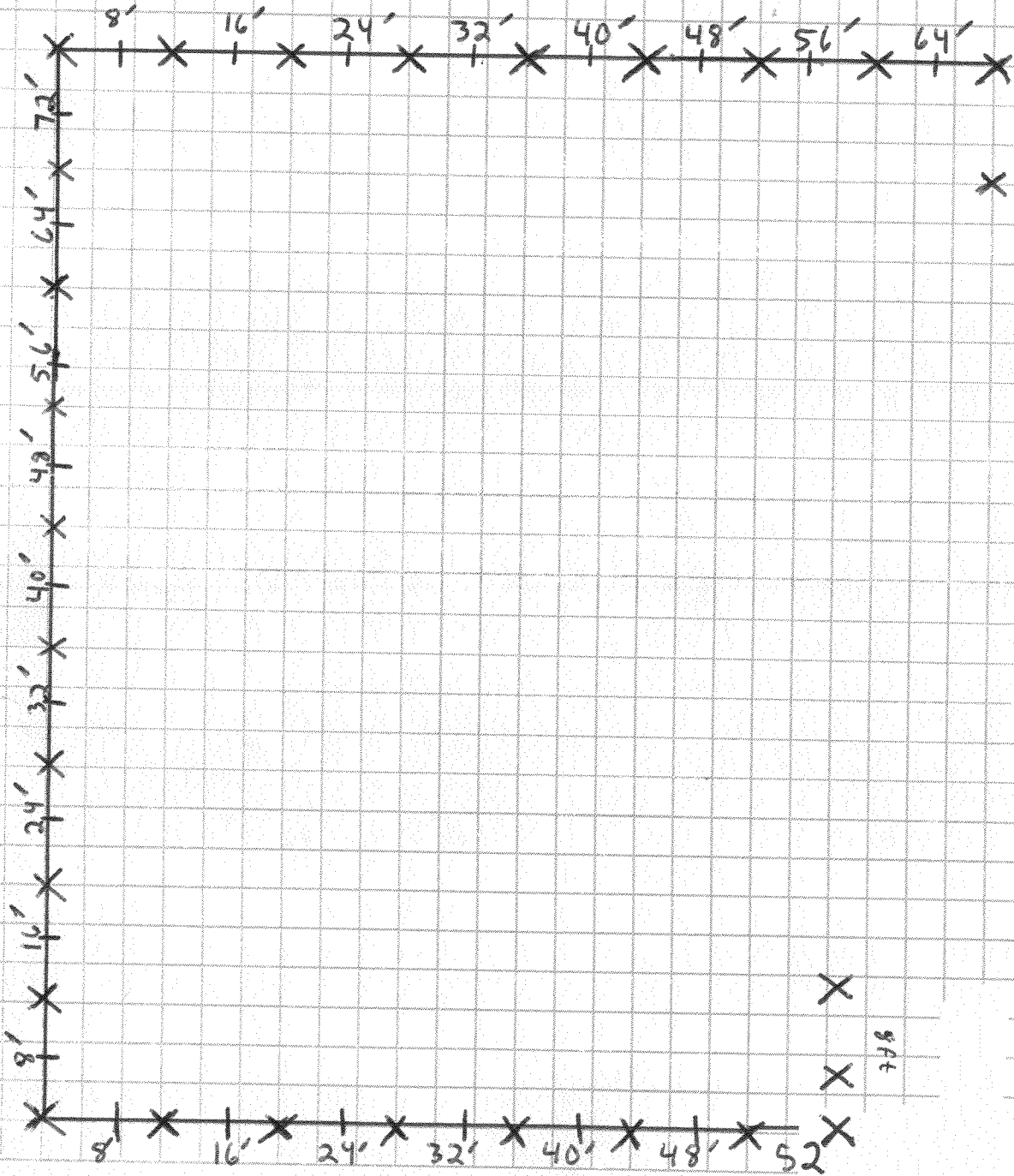
(Yellow: Applicant)

(Pink: Neighborhood Services)

N

M

E



28 Posts (X)  
 \* 75 Rails (-)  
 \* 3 Rails per 8'  
 200 Linear feet

453 Prairie Fire St  
 Grand Junction, CO  
 81504

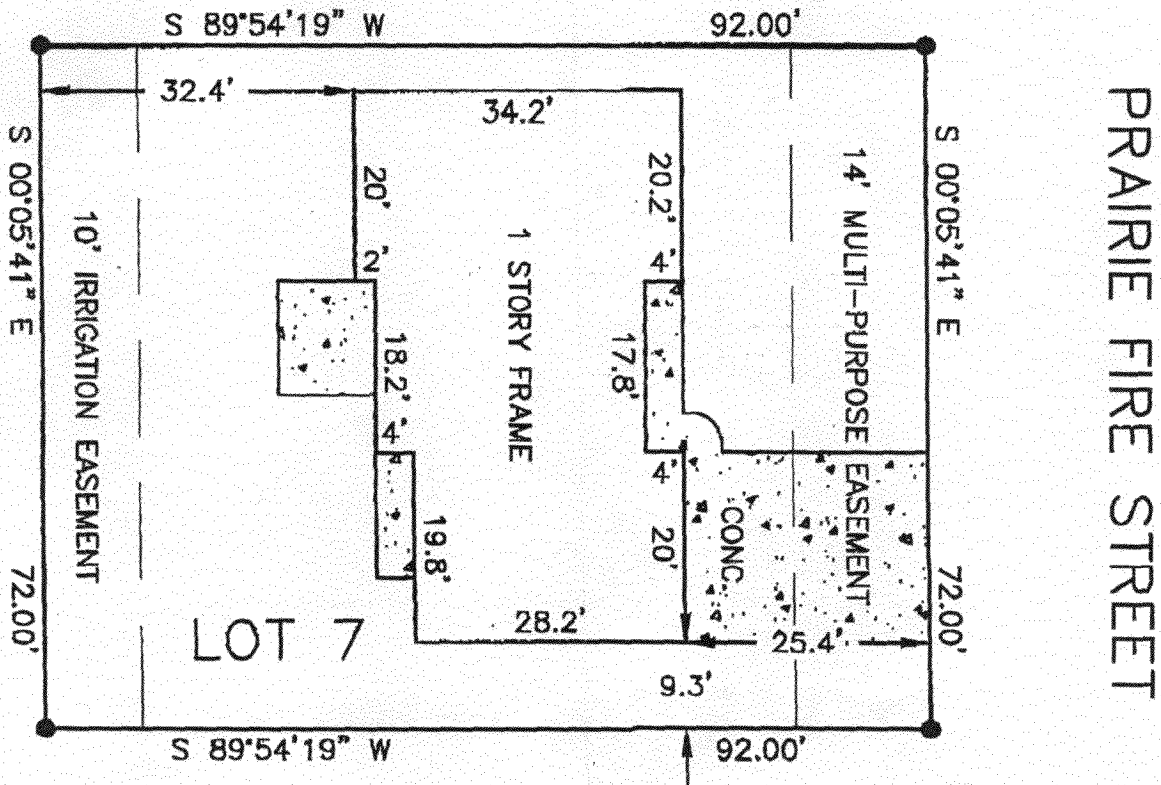
# IMPROVEMENT LOCATION CERTIFICATE

453 PRAIRIE FIRE STREET, GRAND JUNCTION

LAND TITLE CO. #65006093  
 SAWYER ACCOUNT  
 LOT 7 IN BLOCK 4 OF PRAIRIE VIEW SOUTH SUBDIVISION,  
 COUNTY OF MESA, STATE OF COLORADO.



SCALE: 1" = 20'



● - FOUND #5 REBAR WITH CAP

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR UNIFIRST MORTGAGE CORP. 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 11/20/07 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 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.



MAILING:  
 2756 COMPASS DRIVE  
 SUITE 110  
 GRAND JUNCTION, CO. 81508  
 PHONE : 970-245-3777  
 FAX 970 241-6867

SURVEYIT, INC

ROBERT J. LEVINE  
 R.L.S. 29418

SURVEYED BY:	J.G.	DATE SURVEYED:	11/20/07
DRAWN BY:	K.L.	DATE DRAWN:	11/20/07
REVISION:		SCALE:	1" = 20'