

DATE SUBMITTED: 10/28/92

PERMIT # \_\_\_\_\_  
FEE \$5.00

# FENCE PERMIT

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 246 Belford Ave  
TAX SCHEDULE #: 2945-142-02-009  
PROPERTY OWNER: Steve & Ken Barnes  
PHONE: 245-5866  
CONTRACTOR: Self  
PHONE: \_\_\_\_\_  
MATERIAL: 6' Cedar & Wrought Iron Gates  
HEIGHT: 6'

\* PLOT PLAN  
See Attachment.

\*Showing Property Line Dimensions, Easements, Streets, all Structures, and Setbacks from Property Lines.

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**FOR OFFICE USE ONLY**

ZONE: PR 36

SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R \_\_\_\_\_  
*existing buildings and as shown on attached plan*

SPECIAL CONDITIONS: closing internal  
conveyed for security - very little visual  
change to the property.

FINAL PERMIT

WILL REQUIRE SEPARATE PERMIT FROM THE CITY/COUNTY BUILDING DEPARTMENT.

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ANY MODIFICATION TO THIS APPROVED FENCE PERMIT MUST BE APPROVED, IN WRITING, BY THIS DEPARTMENT.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT, AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

Steve Barnes  
SIGNATURE

APPROVED BY: Kathy Portman

DATE APPROVED: 10/28/92

# IMPROVEMENT LOCATION CERTIFICATE

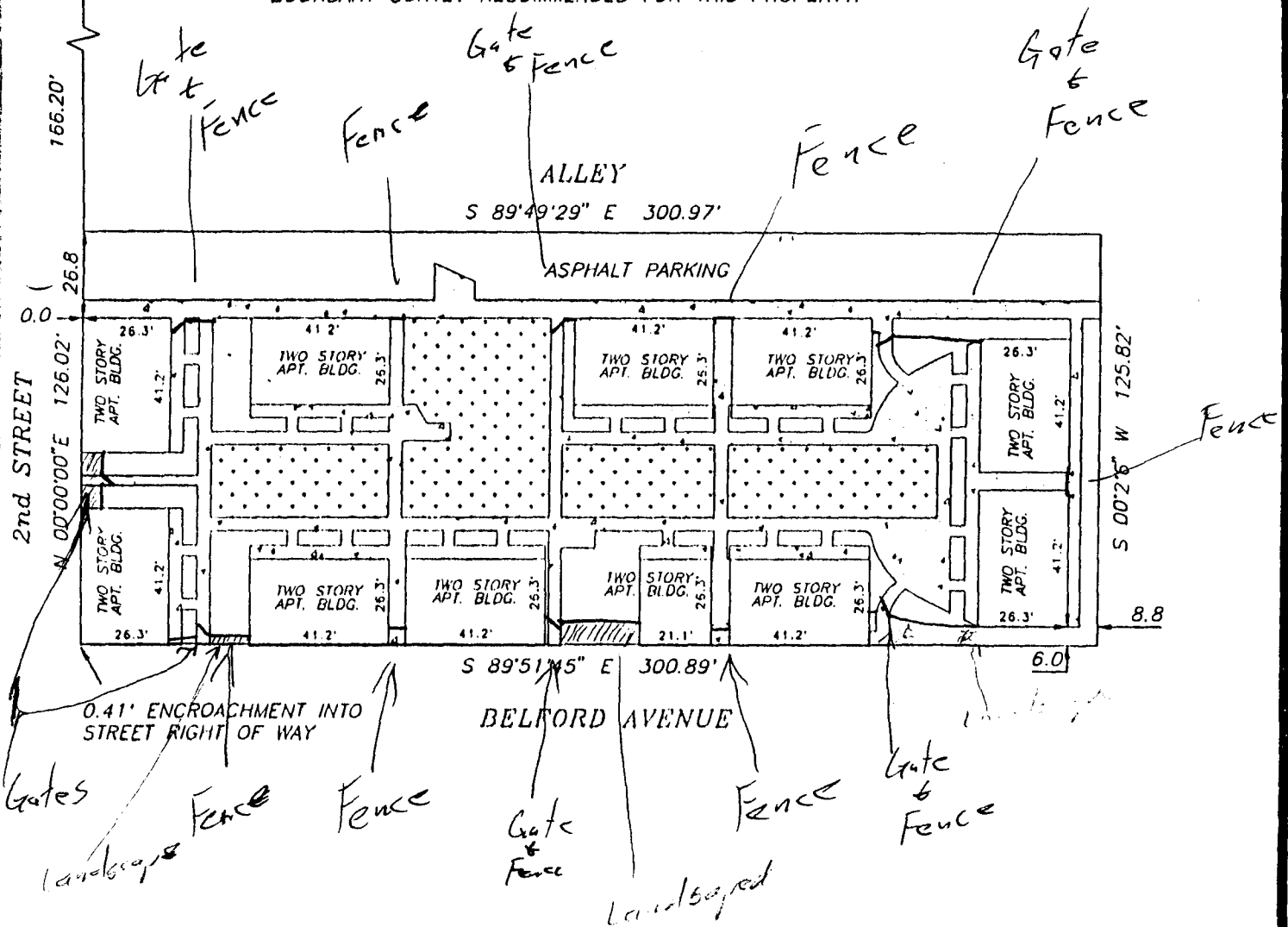
246 BELFORD AVENUE, GRAND JUNCTION, COLORADO

LOTS 21 THRU 32, BLOCK 10, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

N.W. COR.  
LOT 1

SETBACK & SIDEYARD DISTANCES ARE PLUS OR MINUS ONE HALF FOOT.

BOUNDARY SURVEY RECOMMENDED FOR THIS PROPERTY.

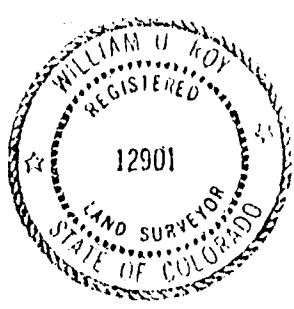


TE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY Western Colorado Title  
COMMITMENT NUMBER 92-9-171J

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Colorado National Bank, 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 THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 10-8-92 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.

IT IS HEREBY CERTIFIED THAT THE ABOVE-DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD BOUNDARY.

*William O. Roy*  
WILLIAM O. ROY P.L.S. 12901



7827

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N

SCALE: 1" = 50'

● = PINS FOUND  
○ = PINS SET

**CENTURY SURVEYING**  
P.O. BOX 356, GRAND JCT., COLORADO 81502  
TELEPHONE 303-241-2667

FIELD WORK	J.F. W.R.	DATE FIELD WORK	10-8-92
DRAWN BY:	W.R.	DATE DRAWN:	10-9-92