

DATE SUBMITTED: 10-27-93

PERMIT # \_\_\_\_\_

FEE 5.00

# FENCE PERMIT

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 277-27RD

TAX SCHEDULE #: 2945-261-00-011

PROPERTY OWNER: Robert A Ritschard

PHONE: 242-1348

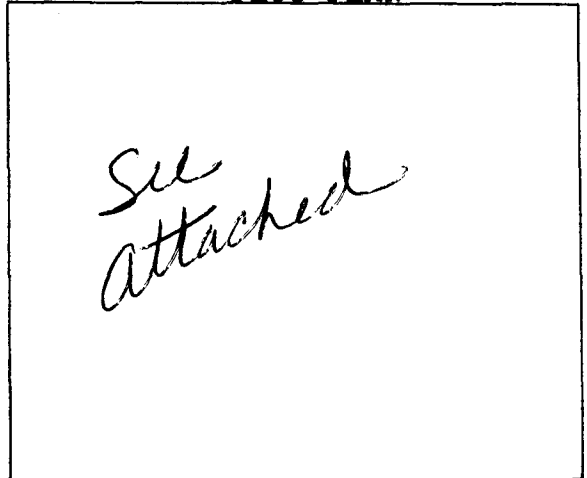
CONTRACTOR: SELF

PHONE: 2945-261-

MATERIAL: ~~\_\_\_\_\_~~ POST/WIRE

HEIGHT: ~~\_\_\_\_\_~~ 4'

\* PLOT PLAN



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

\*\*\*\*\*

### FOR OFFICE USE ONLY

ZONE: RMF-14

SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_



FINAL PERMIT



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

\*\*\*\*\*

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.

Robert A Ritschard  
SIGNATURE

APPROVED BY: Marcia Pitz

DATE APPROVED: 10-27-93

27 RD

178

81'

New Fence ↘

31'

22'

30'

Tree

House

House

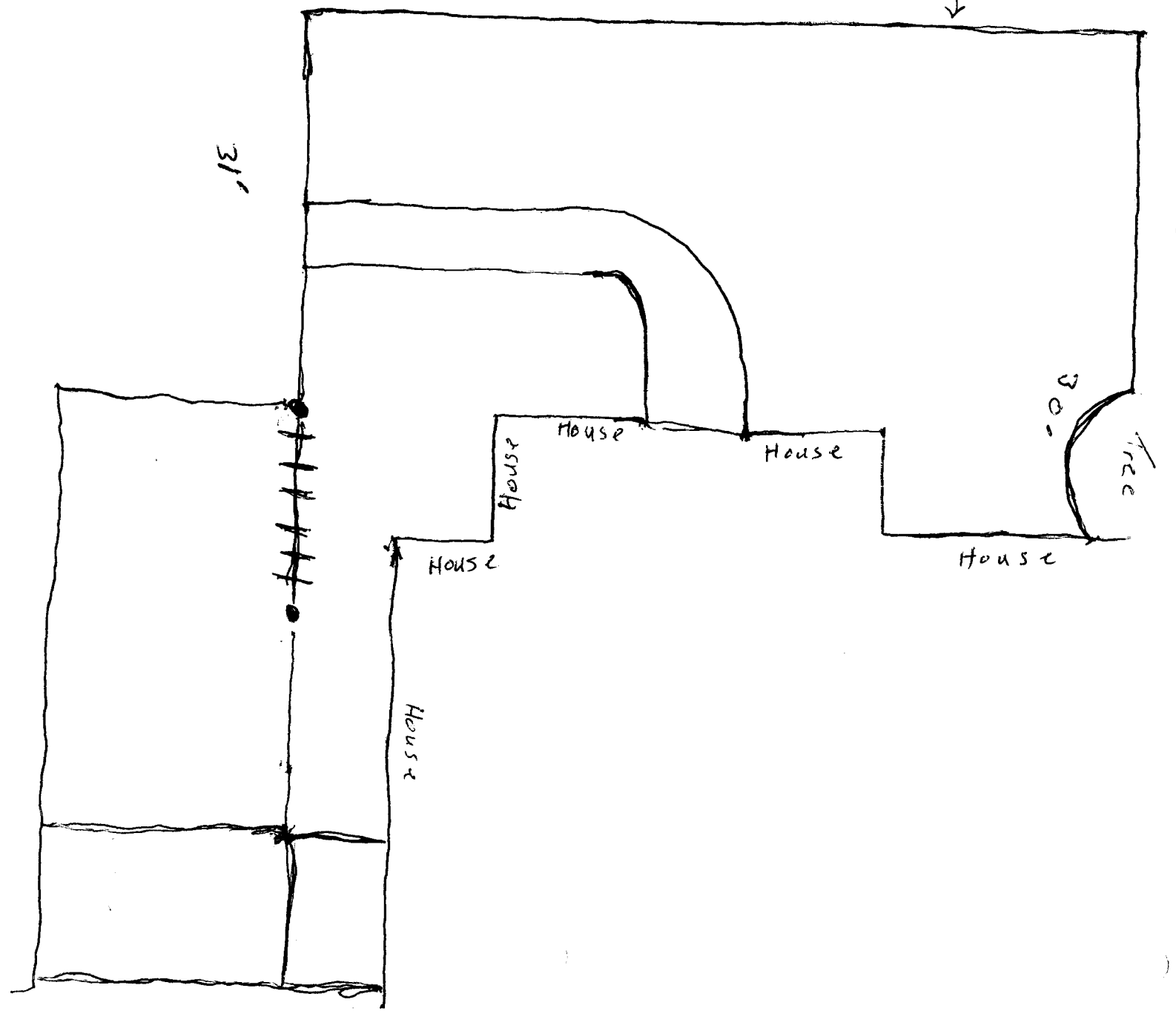
House

House

House

House

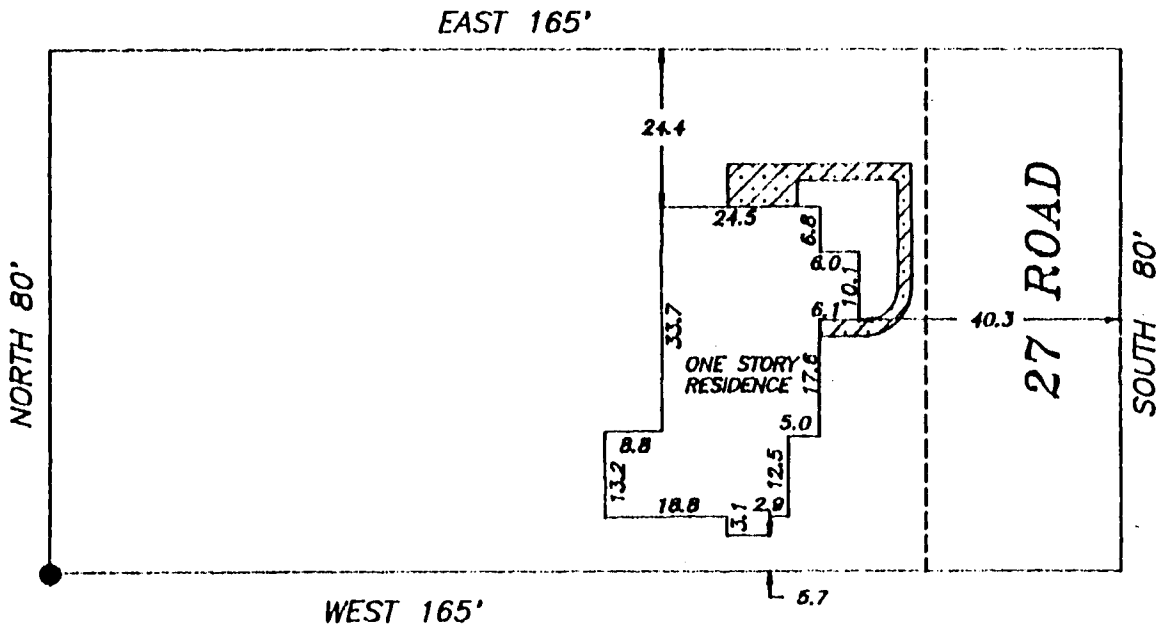
100'



# IMPROVEMENT LOCATION CERTIFICATE

277 27 ROAD, GRAND JUNCTION, COLORADO

BEGINNING AT A POINT 174 FEET NORTH OF THE SE CORNER OF SE1/4 NE1/4 NE1/4, SECTION 26, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN; THENCE WEST 165 FEET, THENCE NORTH 90 FEET, THENCE EAST 165 FEET, THENCE SOUTH 90 FEET TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM 10 FEET FOR ROADWAY ALONG THE NORTH SIDE OF SAID PROPERTY AND WASTE DITCH RUNNING ALONG THE EAST SIDE OF SAID PROPERTY; ALSO EXCEPTING THEREFROM ANY AND ALL RIGHTS OF WAY FOR ROADS, DITCHES AND ALL LEGAL HIGHWAYS, MESA COUNTY, COLORADO.



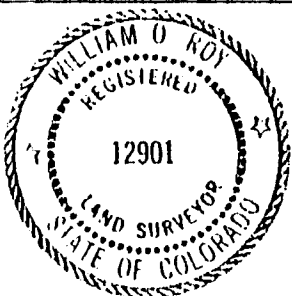
SETBACK AND SIDEYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY American Land Title, COMMITMENT NUMBER ALTC 3329.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Unifirst Mortgage, 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, 8-29-89 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



#5701



SCALE: 1" =

- - PINS FOUND
- - PINS SET

**CENTURY SURVEYING**

P.O. BOX 356, GRAND JCT., COLORADO 81502

TELEPHONE 303-241-2667

FIELD WORK

E. M.

DATE FIELD WORK

8-29-89

DRAWN BY:

W. O. R.

DATE DRAWN:

8-30-89