

FEE \$5.00



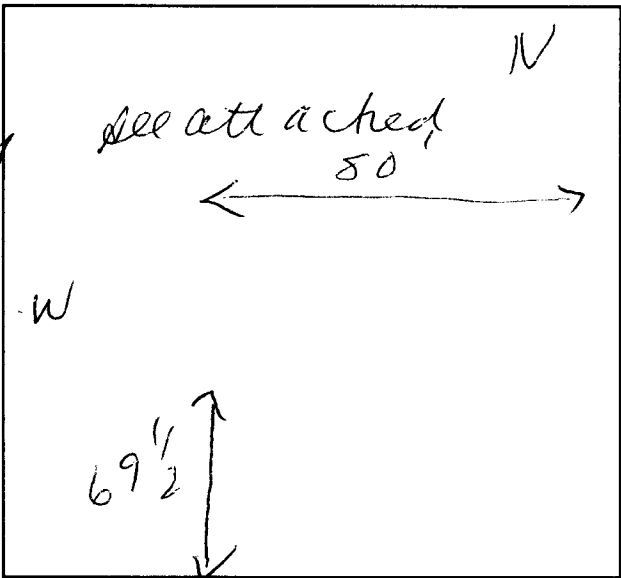
FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 226^W Ferland Ct
TAX SCHEDULE NO 2945-112-23-005
PROPERTY OWNER Charles R³ & M. Virginia Joy
OWNER'S PHONE 241-0357
OWNER'S ADDRESS Same as above
CONTRACTOR self
CONTRACTOR'S PHONE _____
FENCE MATERIAL welded wire
FENCE HEIGHT 6'

PLOT PLAN



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).

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5
SPECIAL CONDITIONS _____

SETBACKS: Front _____ from property line (PL) or _____ 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 5-5-5B 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.

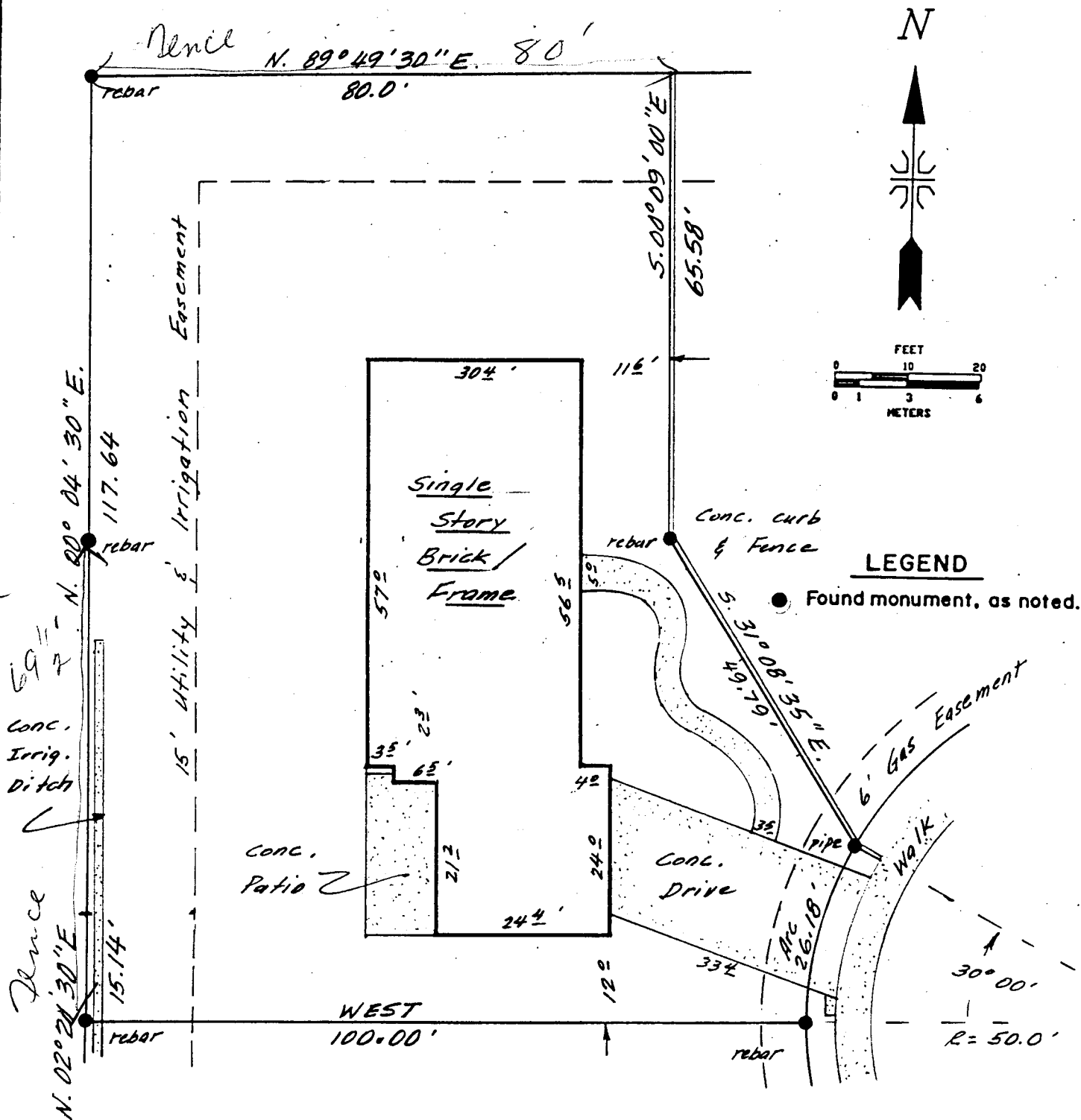
I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature M. Virginia Joy Date 9-21-94
Community Development's Approval Marcia Pity Date 9-21-94
City Engineer's Approval (if required) _____ Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Community Development) (Yellow: Code Enforcement) (Pink: Customer)

IMPROVEMENT LOCATION CERTIFICATE

LOT 5 - MCFARLAND ESTATES, 1st ADDITION



226 MCFARLAND COURT

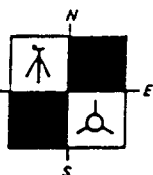
By MWE

SURVEYOR'S CERTIFICATE

I hereby certify that this certificate was prepared for the sole use of the mortgage lender and of the title insurance company, that it does not establish property corners, that it is not to be relied upon for the establishment of fence, building, or other future improvements.

I further certify that the improvements are on the above described parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as shown, and that there is no physical evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Millard Walter Eldridge Date: *Dec. 06, 1989*



Phone (303) 268-5851

M.A.P., INC.

4895 HWY. 330 — PO Box 290
MESA, CO 81643

MAPPING — PLANNING — SURVEYING

11/17/89	MWE
DATE SURVEYED	BY
12/06/89	MWE
DATE DRAFTED	BY
Revisions	
Date	By



2945 112 23 005