

FEE \$5.00

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

** see attached w/ approval from Ridges architect. control comm.*

PROPERTY ADDRESS 385 W. Valley Circle

TAX SCHEDULE NO 2945-201-04-011

PROPERTY OWNER Katherine Ransom & Mark Peterman

OWNER'S PHONE 303-245-5108

OWNER'S ADDRESS 305 W. Valley Circle

CONTRACTOR Dallas Smith

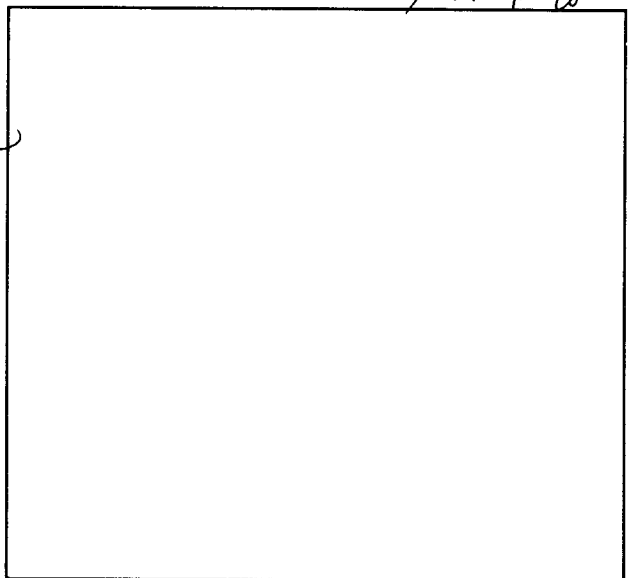
CONTRACTOR'S PHONE 245-1071

FENCE MATERIAL Picket & Lattice - Wood (cedar)

FENCE HEIGHT 4-4.5'

Ridges - Fil. #4 LOT 10B BIK 11

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 PR

SETBACKS: Front 20' from property line (PL) or

SPECIAL CONDITIONS _____

_____ from center of ROW, whichever is greater.

Side 10' from PL Rear 10' 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 Katherine Ransom Date Mar 17, 1994

Community Development's Approval [Signature] Date 3/17/94

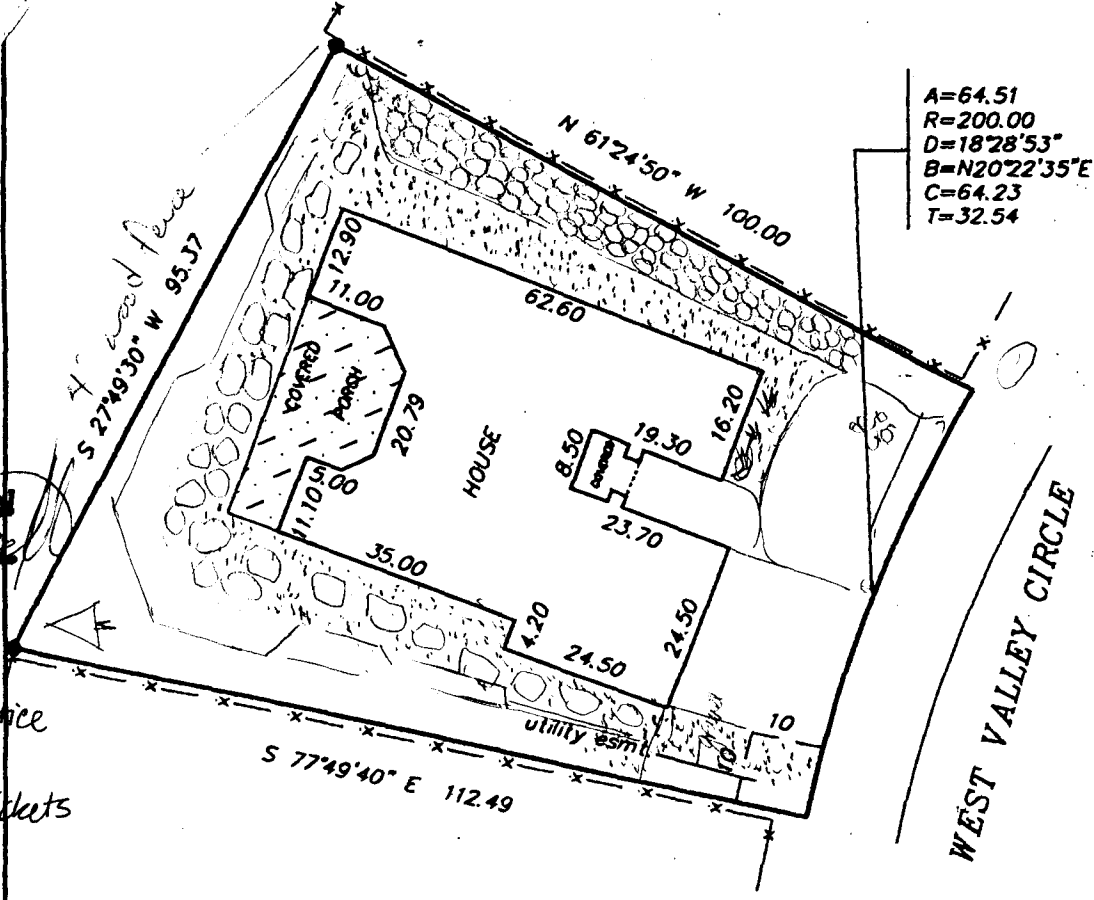
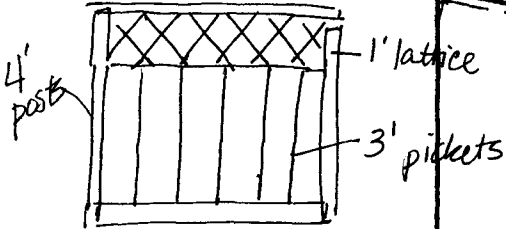
City Engineer's Approval (if required) _____ Date _____

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)

We propose to build a 4' wood fence blending in with the adjacent fences.

APPROVED RIDGES ARCHITECTURAL CONTROL COMMITTEE



A=64.51
R=200.00
D=18°28'53"
B=N20°22'35"E
C=64.23
T=32.54

DESCRIPTION

LOT 10B IN BLOCK 11
THE RIDGES FILING NO. FOUR
MESA COUNTY, COLORADO
WESTERN COLORADO TITLE 93-2-144M

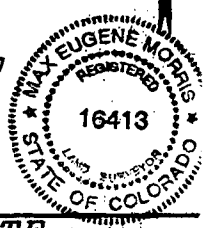
LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS
- THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for NORWEST MORTGAGE; the improvement location being based on monuments as shown hereon, and 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, 3/04/93, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or 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.

[Signature] 3/9/93
Max E. Morris, Registered Colorado Land Surveyor #16413



IMPROVEMENT LOCATION CERTIFICATE

385 WEST VALLEY CIRCLE

FOR: PETERMAN	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370</p>	SURVEYED BY: RM JP
SCALE: 1" = 20' FT		DRAWN BY: VM NM
		ACAD ID: PETERMAN
		SHEET NO.
		FILE: 93063

244-1631

2945-201-04-011