

FEE \$500 ¹⁰⁰⁰

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 1147 SANTA CLARA

TAX SCHEDULE NO 2945-234-07-027

PROPERTY OWNER JAMES-ELIZABETH LANCASTER

OWNER'S PHONE 242-0083

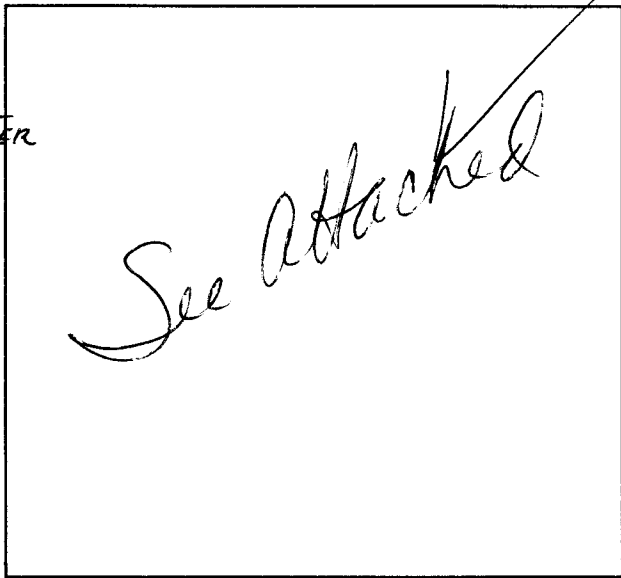
OWNER'S ADDRESS Same

CONTRACTOR _____

CONTRACTOR'S PHONE _____

FENCE MATERIAL Chain Link

FENCE HEIGHT 4 ft



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 RMF-16

SETBACKS: Front _____ from property line (PL) or

SPECIAL CONDITIONS _____

_____ 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 James Lancaster Date 5/4/95

Community Development's Approval Donnie Edwards Date 5/4/95

City Engineer's Approval (if required) N/A Date _____

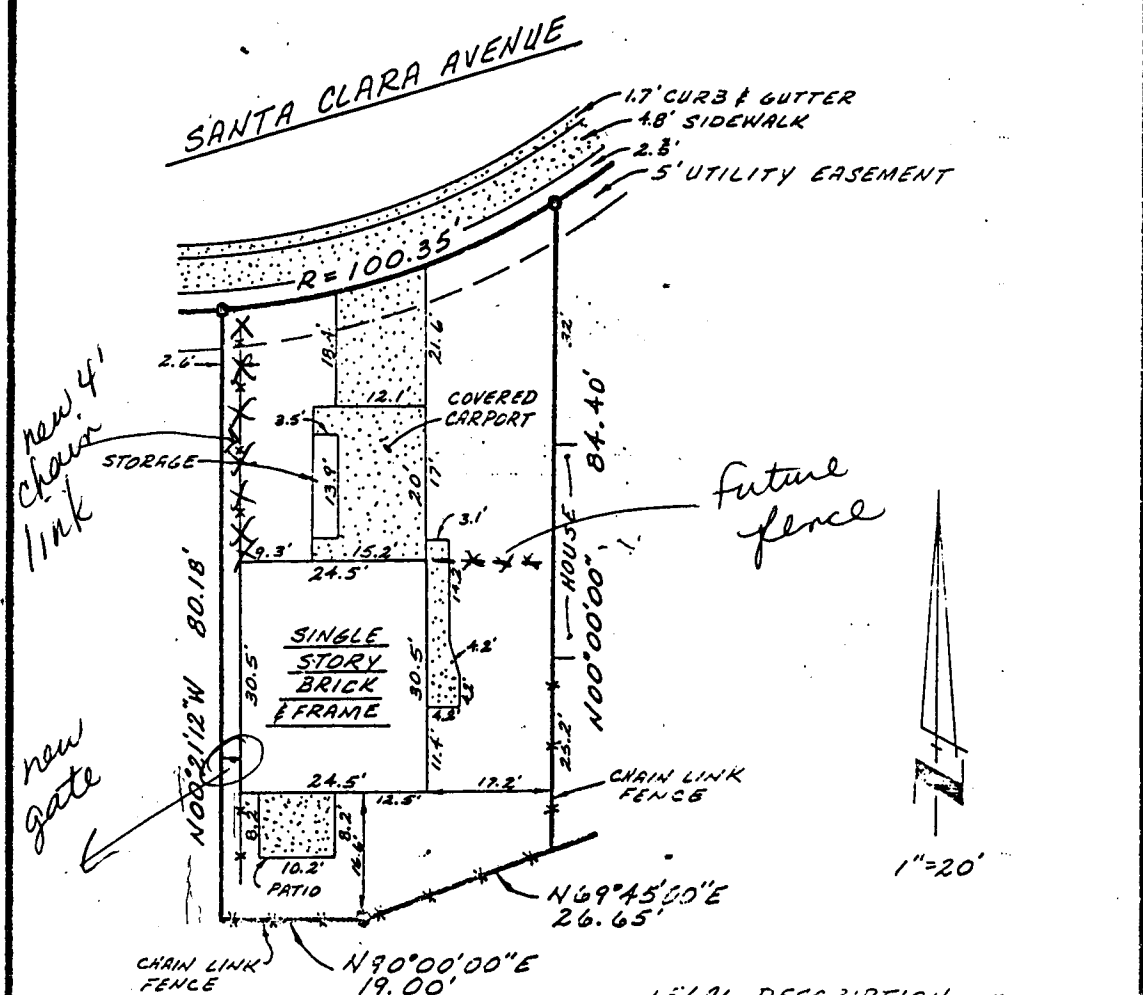
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Community Development)

(Yellow: Code Enforcement)

(Pink: Customer)

IMPROVEMENT LOCATION CERTIFICATE
1147 SANTA CLARA AVENUE



LEGAL DESCRIPTION
 LOT 9, LAMP LITE PARK,
 FILING NO. 1,
 MESA COUNTY, COLORADO

● FOUND SURVEY PIN By P.R.

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 creating or burdening any part of said parcel, except as noted.

Terry Nichols Date: 12-15-86
 Terry Nichols CO. I.S. No. 12993

NICHOLS ASSOCIATES, INC.
 2516 FORESIGHT CIRCLE, P.O. Box 2327
 GRAND JUNCTION, COLORADO 81505

Date of field work:	
12-7-86	
Date drawn:	
12-15-86	
Revisions	
Date	By

