

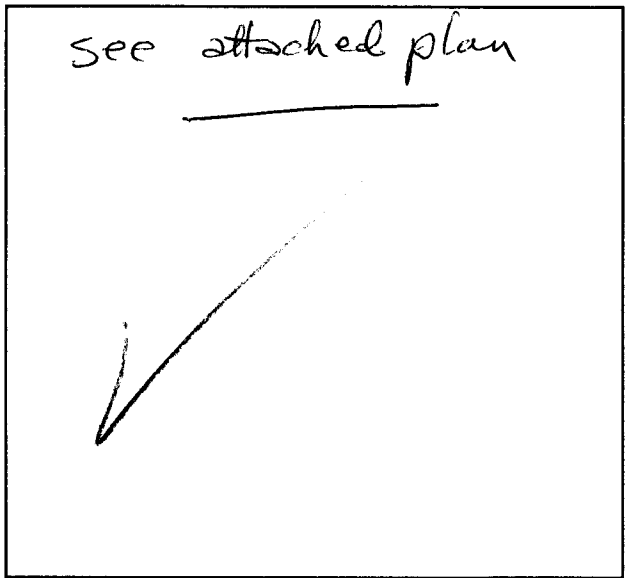
FEE \$5.00
10.00

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 221 Walnut Ave.
TAX SCHEDULE NO 2945-162-18-014
PROPERTY OWNER Gerald W. Redd
OWNER'S PHONE 243-4008
OWNER'S ADDRESS 221 Walnut Ave
CONTRACTOR Self
CONTRACTOR'S PHONE —
FENCE MATERIAL Wood
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 Gerald W. Redd Date 4/9/95
Community Development's Approval Ronnie Edwards Date 1/9/95
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)

3032457728

DIRECTORS MORTGAGE

239 Pa3

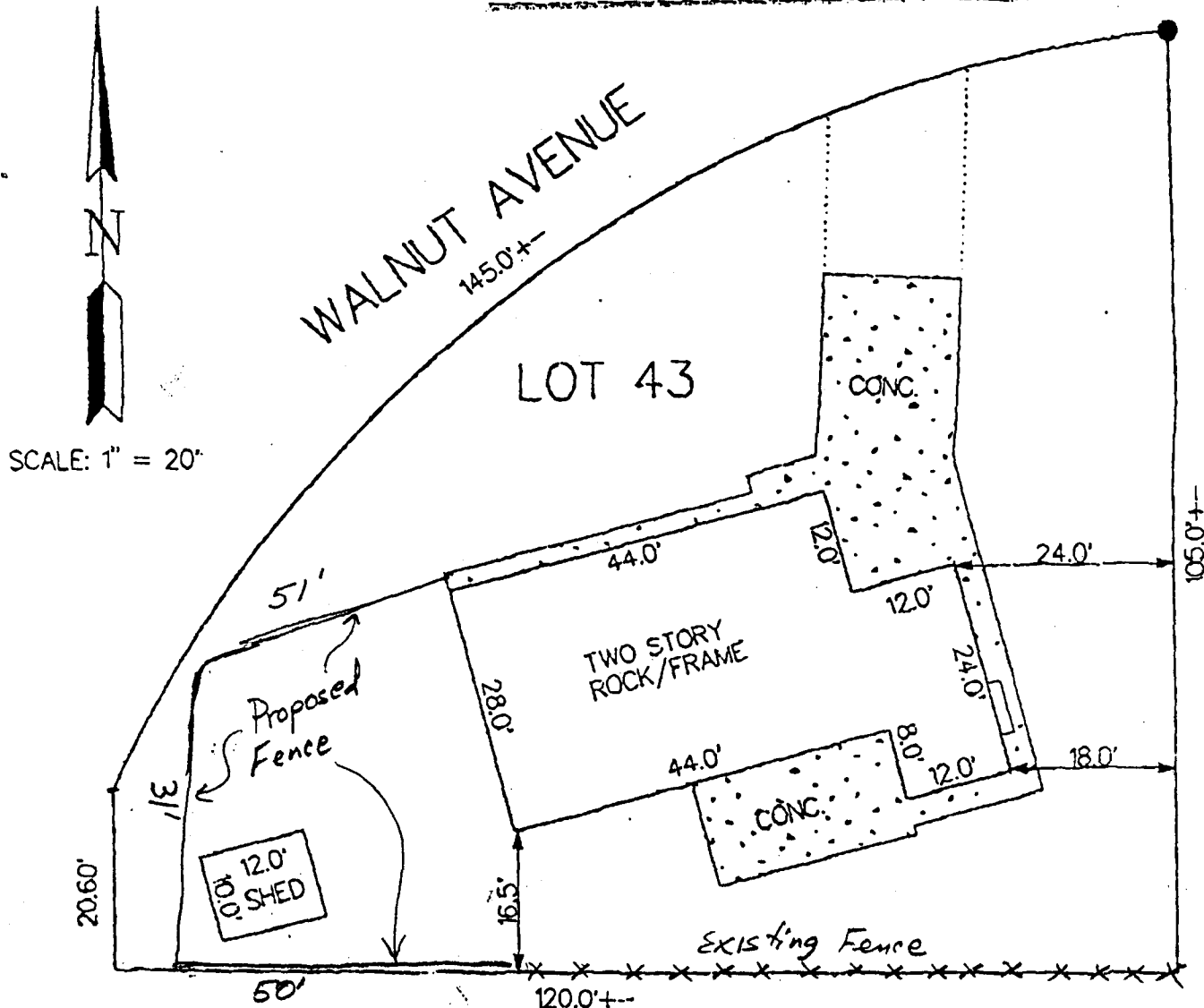
JUL 19 '93 12:29

IMPROVEMENT LOCATION CERTIFICATE

221 WALNUT AVENUE

AMERICAN LAND TITLE #ALTC-7574
REDD ACCT.

Post-It™ brand fax transmittal memo 7671		# of pages ▶	1
To	Julie	From	Jennifer
Co.	Am. Land	Co.	DMC
Dept.		Phone #	728-6788
Fax #	1-242-7952	Fax #	



SCALE: 1" = 20'

ZONE X Panel No. 080117 0003 0004 July 15, 1992

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR DIRECTORS MORTGAGE - SHAWN, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT