

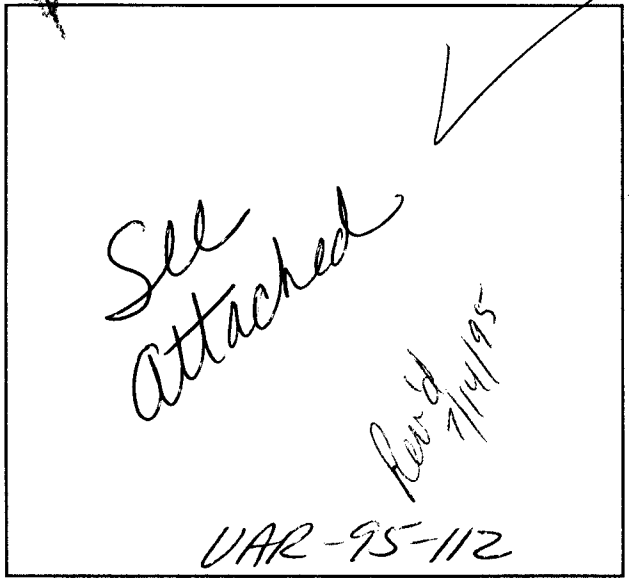
TEE \$5.00 10⁰⁰

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 430 1/2 E. PROSPECTORS PT.
TAX SCHEDULE NO 2945-174-29-033
PROPERTY OWNER BRAD + LESLIE SCHAEFER
OWNER'S PHONE (970) 241-1519
OWNER'S ADDRESS SAME
CONTRACTOR _____
CONTRACTOR'S PHONE _____
FENCE MATERIAL CEDAR
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 PR
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 [Signature] Date 5-5-95
Community Development's Approval [Signature] Date 5-5-95
City Engineer's Approval (if required) _____ Date _____

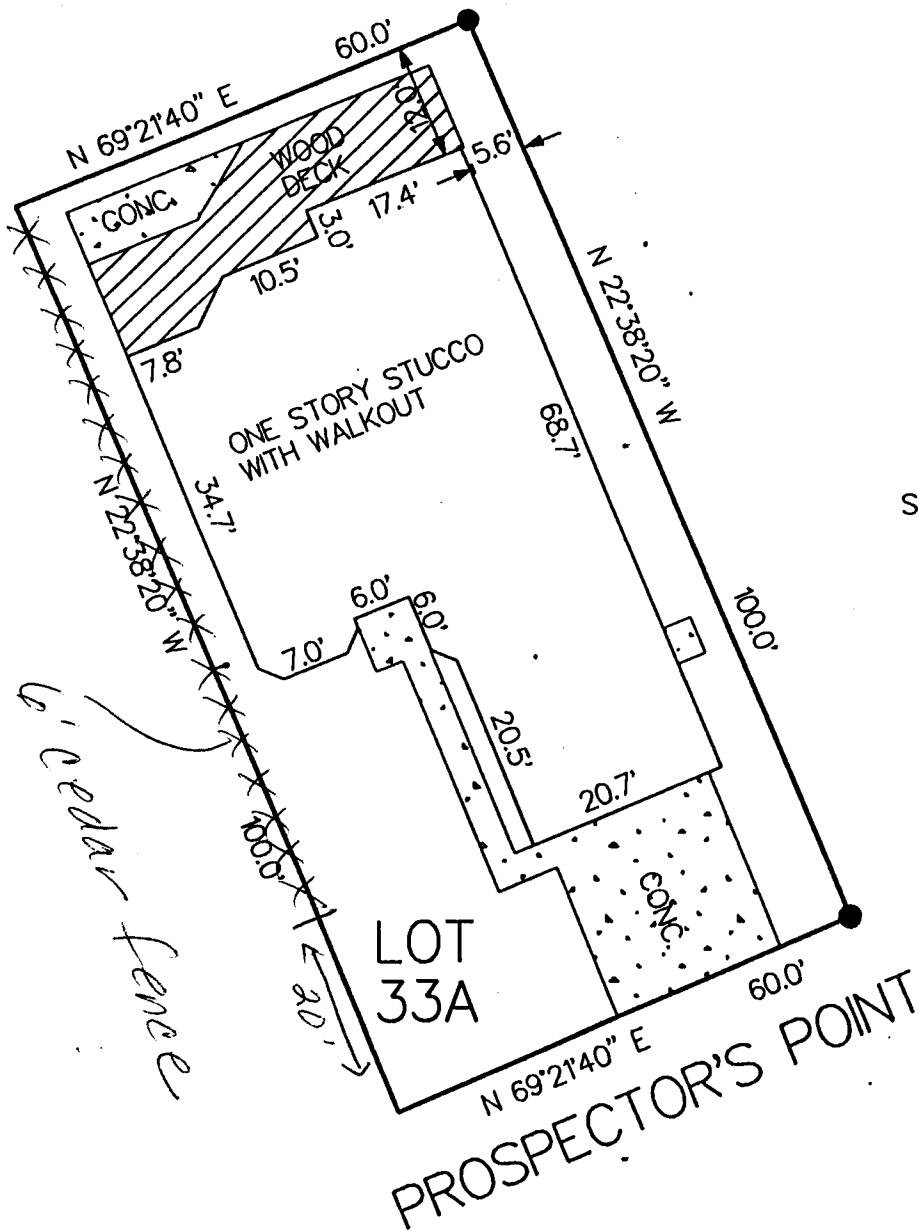
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Community Development) (Yellow: Code Enforcement) (Pink: Customer)

IMPROVEMENT LOCATION CERTIFICATE

430 1/2 EAST PROSPECTOR'S POINT

SCHAEFER ACCT.
 AMERICAN LAND TITLE #ALTC-7765
 LOT THIRTY-THREE A (33A) IN BLOCK NINE (9) OF THE RIDGES, FILING #6, ACCORDING TO
 THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK 13, AT PAGE 386, OFFICIAL RECORDS
 OF MESA COUNTY, COLORADO.



SCALE: 1" = 20'

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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR UNIFIRST MORTGAGE - LORI,
 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 THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON
 THIS DATE, 8/4/93 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

SKETCH 2

REFERENCE
POINT 'A'

APPROXIMATELY
10' 8" TO STREET

10'

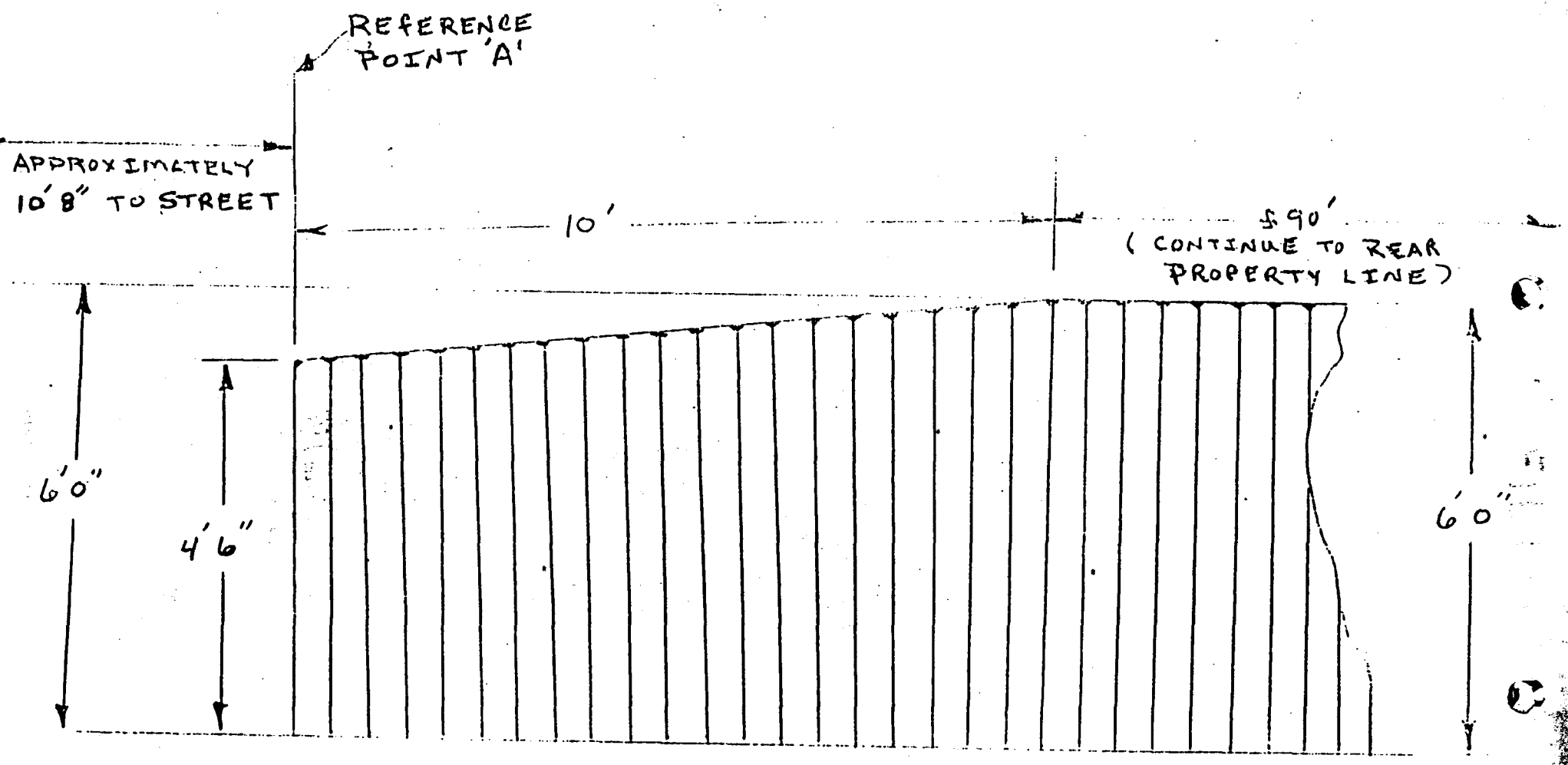
± 90'
(CONTINUE TO REAR
PROPERTY LINE)

6' 0"

4' 6"

6' 0"

EXISTING GRADE



REAR PROPERTY LINE

430 1/2
E. PROSPECTORS
POINT

PROPOSED
PREVACY
FENCE

PROPERTY
BOUNDARIES

10' 8"

REFERENCE
POINT "A"

DRIVEWAY

PROPERTY
STAKES
(4 X)

E. PROSPECTORS POINT

