

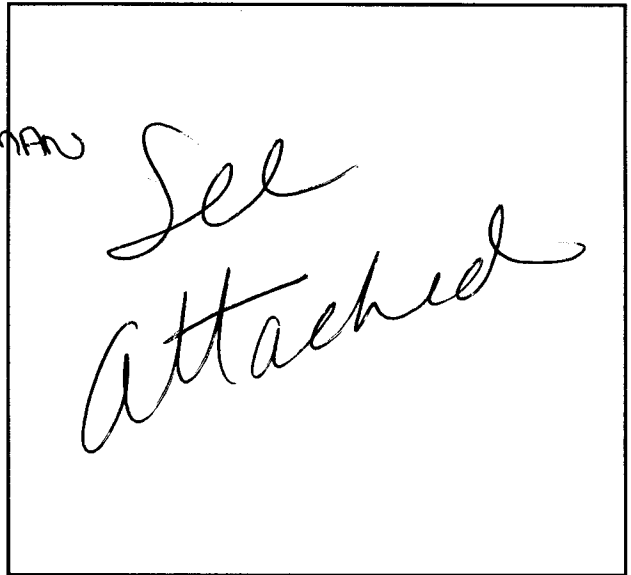
FEE 15.00

**FENCE PERMIT**  
**GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT**

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 620 W ORCHARD  
TAX SCHEDULE NO 2945-101-00-125  
PROPERTY OWNER STEPHANIE MARTIN COLEMAN  
OWNER'S PHONE 620 W 241-3807  
OWNER'S ADDRESS 620 W ORCHARD  
CONTRACTOR \_\_\_\_\_  
CONTRACTOR'S PHONE \_\_\_\_\_  
FENCE MATERIAL CHAIN LINK  
FENCE HEIGHT 6'



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 PR10  
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 Stephanie Coleman Date 11/17/95

Community Development's Approval Marcia Rabideaux Date 11-17-95

City Engineer's Approval (if required) \_\_\_\_\_ Date \_\_\_\_\_

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

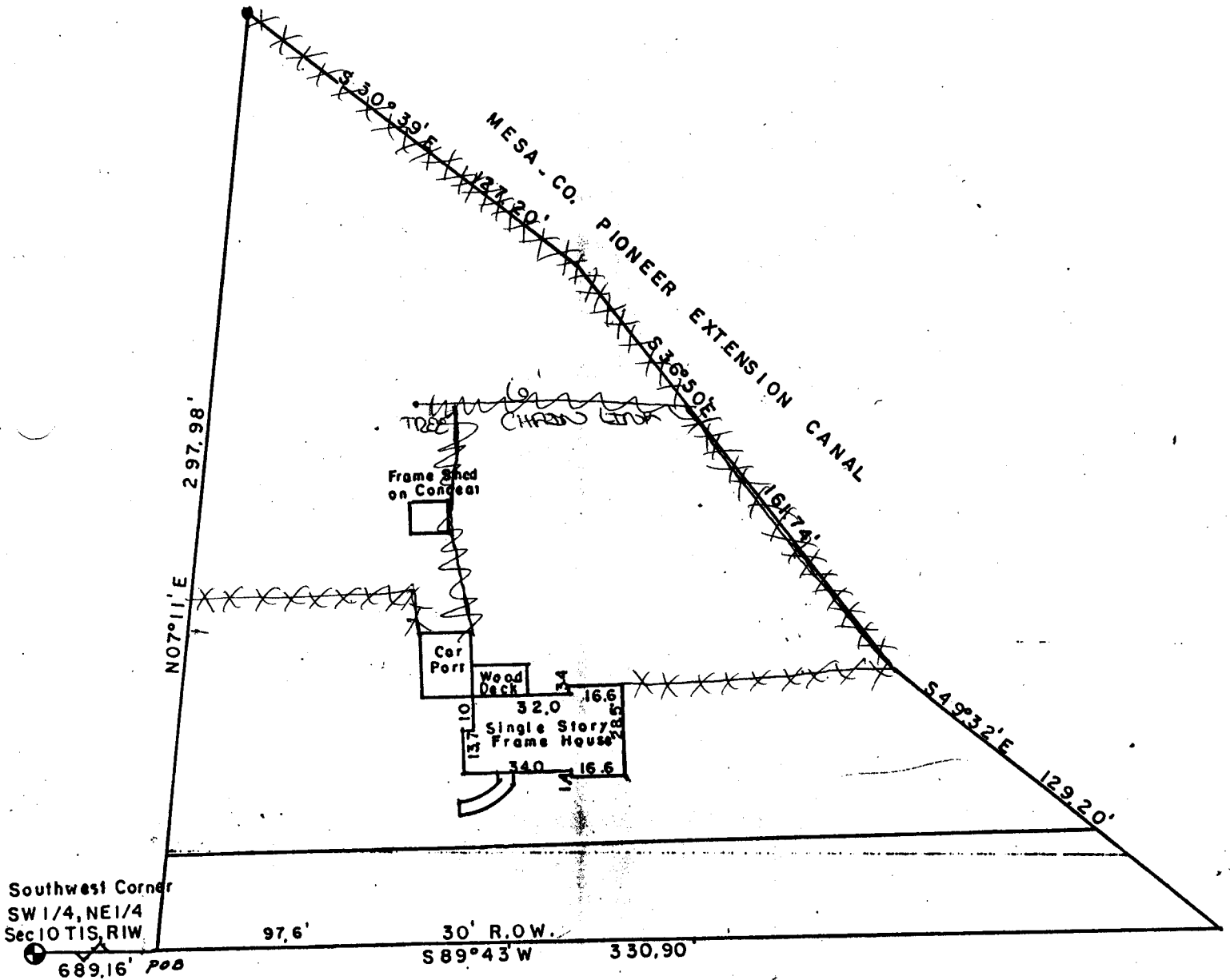
(White: Community Development) (Yellow: Code Enforcement) (Pink: Customer)

2945-101



Scale 1"=20'  
Found No.5 Rebars●

This property does not fall within any apprent flood plain.



IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Beginning North 89°42' East 689.16 feet from the Southwest corner of the SW1/4 NE1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian. Thence North 07°11' East 297.98 feet; thence South 50°39' East 127.20 feet thence South 36°50' East 161.74 feet; thence South 49°32' East 129.20 feet; thence South 89°43' West 330.90 feet to the Point of Beginning. Mesa County, Colorado

Legal Description and Easements of Record Provided by First American Title Insurance Co. Commitment No. 119374

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Unifirst Mortgage Corp. that it is not a land survey plat or improvement survey plat, and that is not to be relied upon for the establishment of fences, buildings, or other future improvements.