

FEE \$10.00

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 120 ELM AVE, HJ. 81501

PLOT PLAN

TAX SCHEDULE NO 2945-113-04-017

PROPERTY OWNER R.V. Kennedy + M.E. Kennedy

OWNER'S PHONE (970) 257 9298

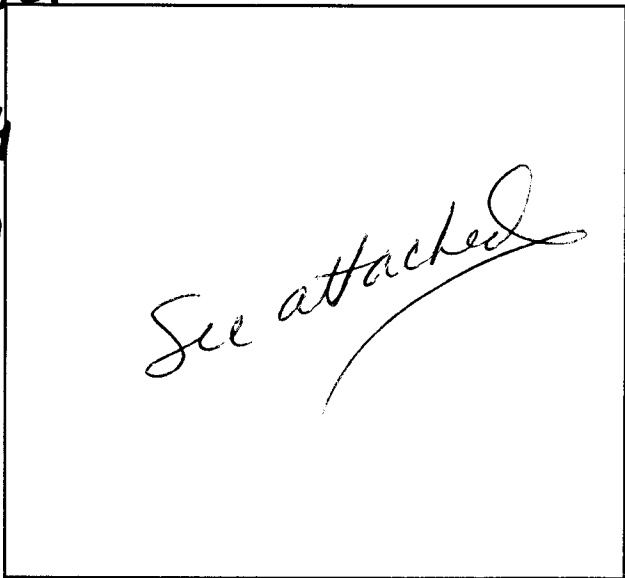
OWNER'S ADDRESS 120 ELM AVE, HJ. 81501

CONTRACTOR OWNER DOING

CONTRACTOR'S PHONE _____

FENCE MATERIAL CHAIN LINK/SLATS

FENCE HEIGHT 6' (side) 4' front



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

SETBACKS: Front _____ from property line (PL) or

SPECIAL CONDITIONS _____ from center of ROW, whichever is greater.

4' Lt maximum in front yard setback 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 Richard V. Kennedy

Date 5/31/96

Community Development's Approval Donna Edwards

Date 5/31/96

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

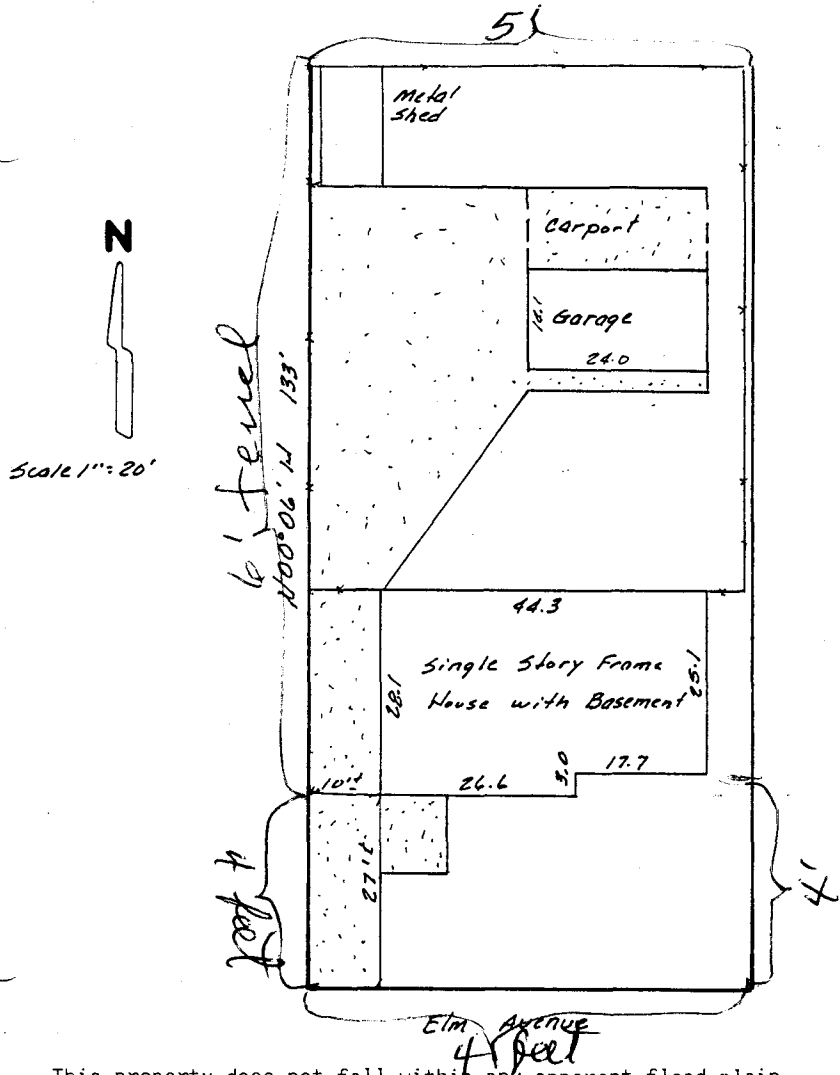
Date _____

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)



This property does not fall within any apparent flood plain.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 16 of SHERWOOD ADDITION according to the recorded plat of Blocks 6 to 14 and the Subdivision of Blocks 6 and 7 into Lots, in the City of Grand Junction, Mesa County, Colorado.
 Legal Description and EAsements of Record provided by Meridian Land Title, File no. 21249.

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

I further certify that the improvements on the above described parcel on this date 2/27/96, except utility connections are entirely within the boundaries of the parcel, except as shown, that there no encroachments upon the described premises by improvements of any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



Cecil D. Caster
 Cecil D. Caster
 Registered Professional Land Surveyor
 P.L.S. Number 24943



Monument Surveying Co.		
755 Rood Avenue Grand Junction Co. 81501		
245-4189	ILC 96-116	2/28/96
Kennedy property 120 Elm Avenue		