

FEE \$10.00



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2655 Paradise way
G.J. CO 81506
TAX SCHEDULE NO 2701-264-01-012
PROPERTY OWNER Dennis Hansen
OWNER'S PHONE 245-4357
OWNER'S ADDRESS same as above
CONTRACTOR self
CONTRACTOR'S PHONE _____
FENCE MATERIAL cedar
FENCE HEIGHT 6 ft.

see attached
plot

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-4
SPECIAL CONDITIONS _____

SETBACKS: Front _____ from property line (PL) or
50' 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 Dennis Hansen

Date 3-15-96

Community Development's Approval Ronnie Edwards

Date 3-15-96

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)

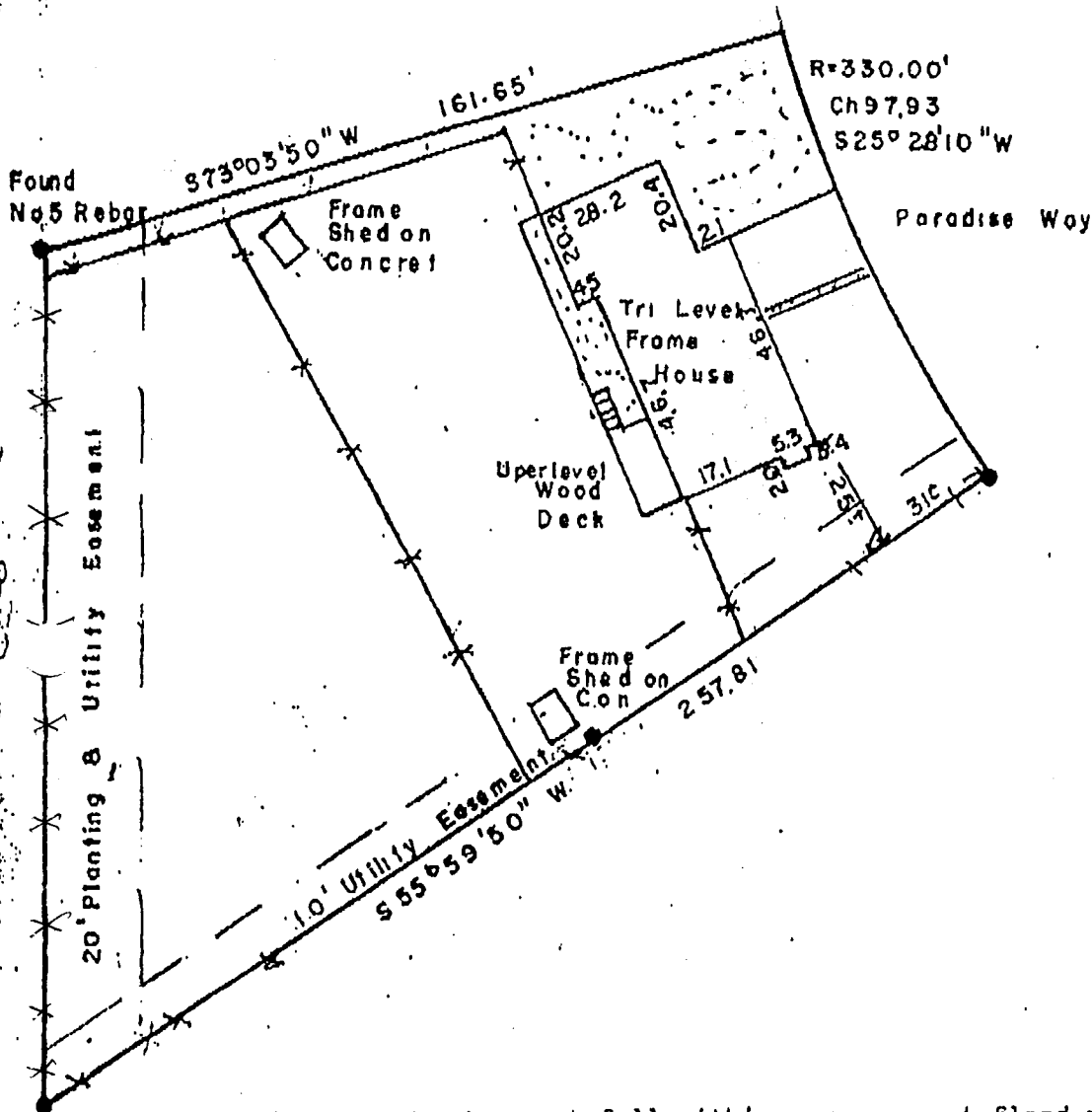
(Yellow: Code Enforcement)

(Pink: Customer)

Scale 1"=20'

● Found No. 5 Rebar w/ Cop 2682

N



This property does not fall within any apparent flood plain.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot Twelve (12) in Block One (1) of PARADISE HILLS FILING NO. ONE, according to the official plat thereof recorded in Plat Book No. 10 at page 33, Official Records of Mesa County
 Legal Description and Easements of Record Provided by American Land Title Co
 File No. ALTC-9935

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Commercial Federal Mort, 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 2/20/95, 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