

FEE \$10.00

PERMIT # 10104

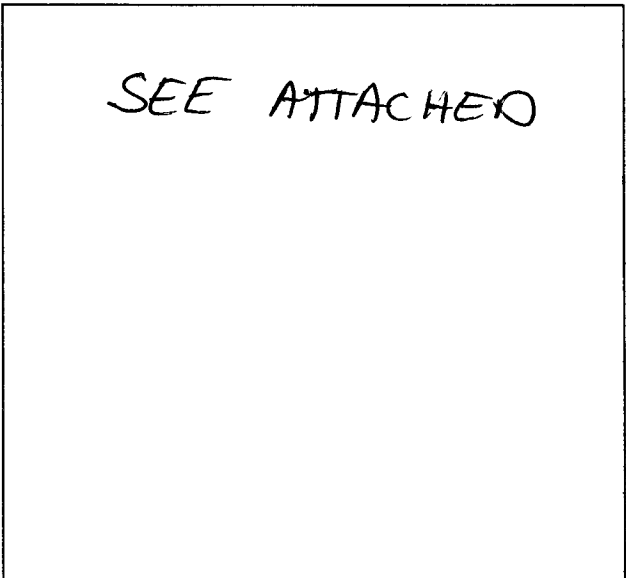
### FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 611 N 7th ST  
 TAX SCHEDULE NO 2945-141-25-004  
 PROPERTY OWNER JEFF FASNACHT  
 OWNER'S PHONE 970 245-1339  
 OWNER'S ADDRESS 611 N 7th ST  
 CONTRACTOR OWNER  
 CONTRACTOR'S PHONE 245-1339  
 FENCE MATERIAL CEDAR  
 FENCE HEIGHT 6'-0



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-8  
 SPECIAL CONDITIONS \_\_\_\_\_  
 \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater.  
 Side 0' from PL Rear 0' 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 Jeffrey E Fasnacht

Date 9-5-97

Community Development's Approval Bonnie Edwards

Date 9-5-97

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)

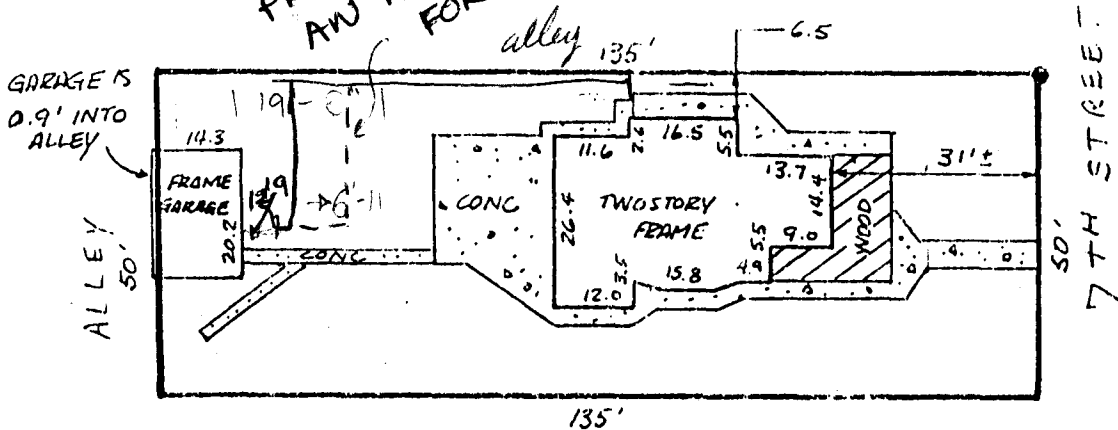
IMPROVEMENT LOCATION CERTIFICATE

611 NORTH 7th STREET, GRAND JUNCTION,

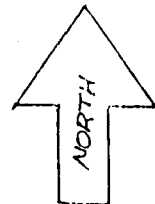
LOTS 17 AND 18, BLOCK 50, CITY OF GRAND JUNCTION,  
MESA COUNTY, COLORADO.

First American Title #113300  
Derrick/McIntyre Acct.

FENCE IS CURRENTLY  
12'-9" FROM GARAGE TO FACE  
PROPOSE TO MOVE FACE  
AN ADDITIONAL 6'-11"  
FOR A 19'-8" SPACE



SCALE: 1" = 30'



NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.  
I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR  
First Mortgage Nancy, 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 4/23/92 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 INDICATED, AND  
THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART  
OF SAID PARCEL, EXCEPT AS NOTED.

*Nancy A. O...*