

FEE \$10.00

PERMIT # 10541

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2204 Mescalero

TAX SCHEDULE NO 2945-183-03001

PROPERTY OWNER Lyle & Yvette Campbell

OWNER'S PHONE 243-7866

OWNER'S ADDRESS 2204 Mescalero

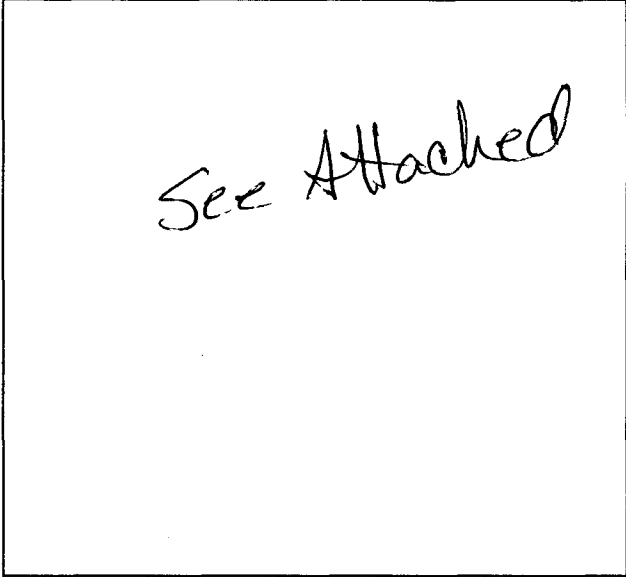
CONTRACTOR Self
~~Barnes & Harret~~

~~CONTRACTOR'S PHONE~~ Same

~~CONTRACTOR'S ADDRESS~~ Same

FENCE MATERIAL Split rail 4' & Picket 6ft

FENCE HEIGHT _____



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 ALCO approval req'd

SETBACKS: Front 20' from property line (PL) or *45' 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 Yvette V. Campbell

Date 11-12-98

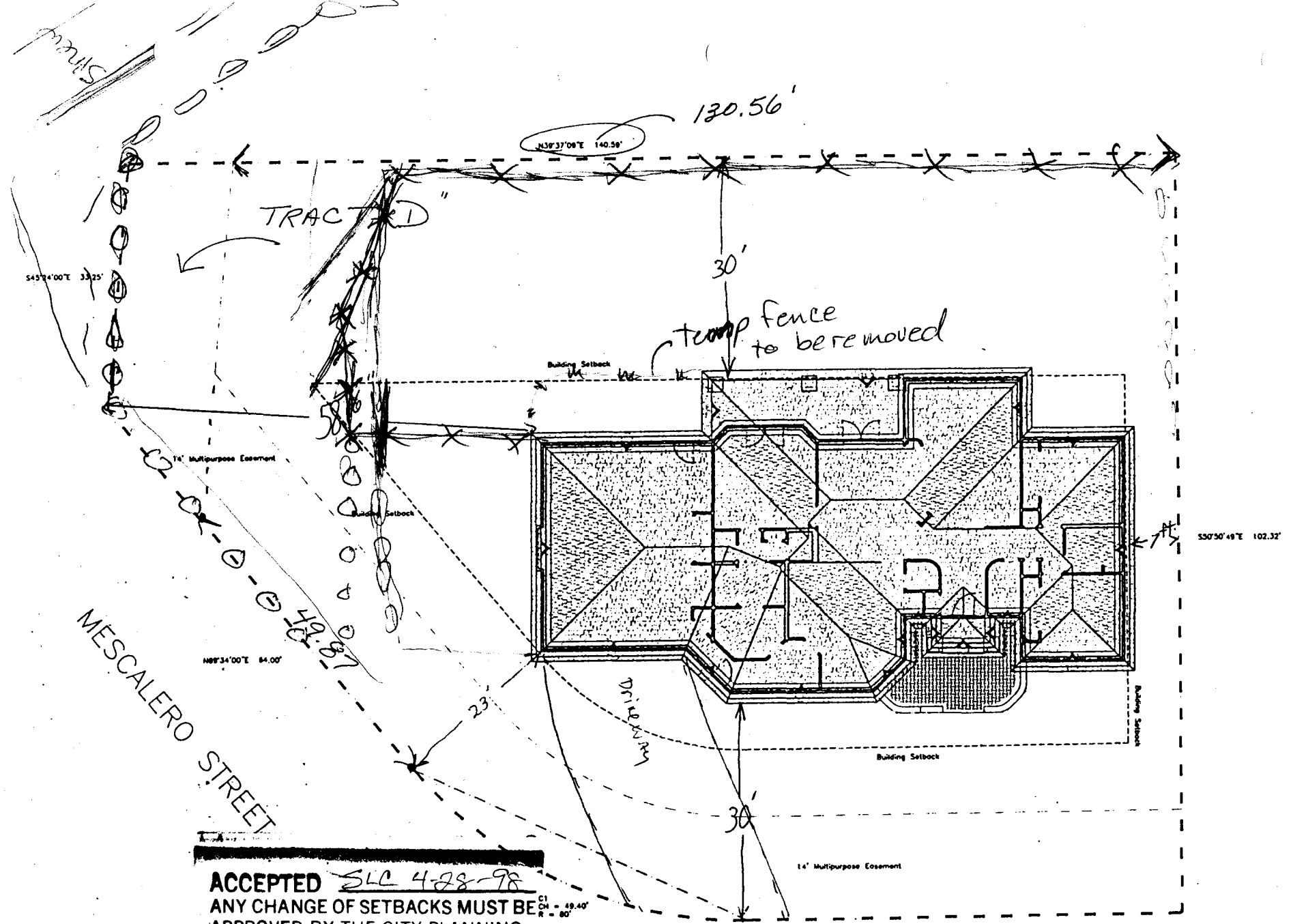
Community Development's Approval Justin Costello

Date 11-12-98

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: Planning) (Yellow: Customer) (Pink: Code Enforcement)



MESCALERO STREET

MESCALERO STREET

ACCEPTED *SLC 4-28-98*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*DRIVEWAY LOCATION O.K.
 w/ setback 4/24/98*

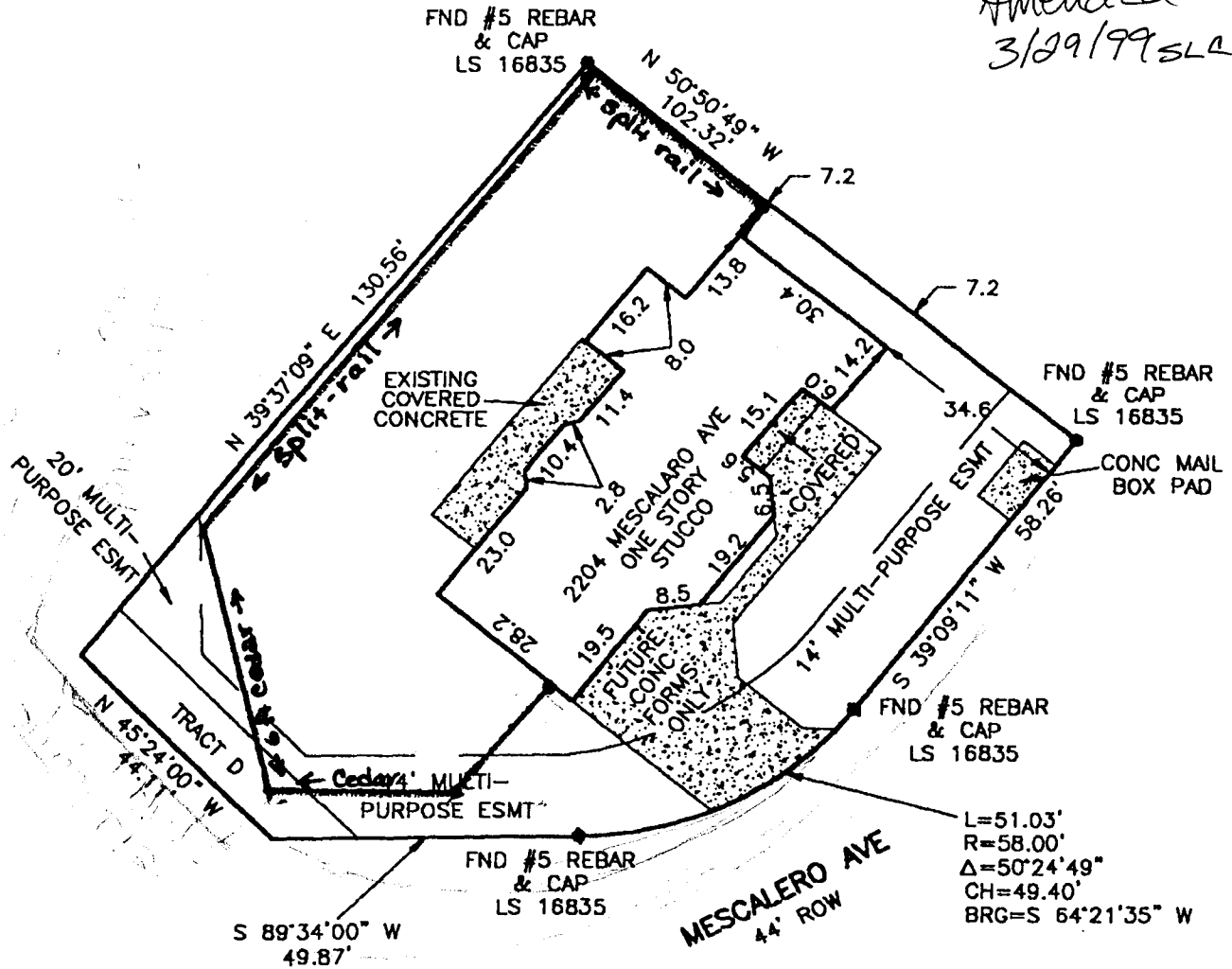
ACKLAM ASSOCIATES, INC.

2764 COMPASS DRIVE
SUITE 234
GRAND JUNCTION, CO 81506

SURVEYING - ENGINEERING

Phone
970-263-0533
FAX
970-263-0553

*Amended
3/29/99 SLA*



Notes:

1. All easements shown taken from subdivision plat.
2. No title information provided.

Scale: 1" = 30'

IMPROVEMENT LOCATION CERTIFICATION

I hereby certify that this Improvement location certificate was prepared for Fidelity Mortgage Co. and 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 that the Improvements on the following described parcel on this date, 8/3/98 except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no