

FEE \$10.00

PERMIT # 10189

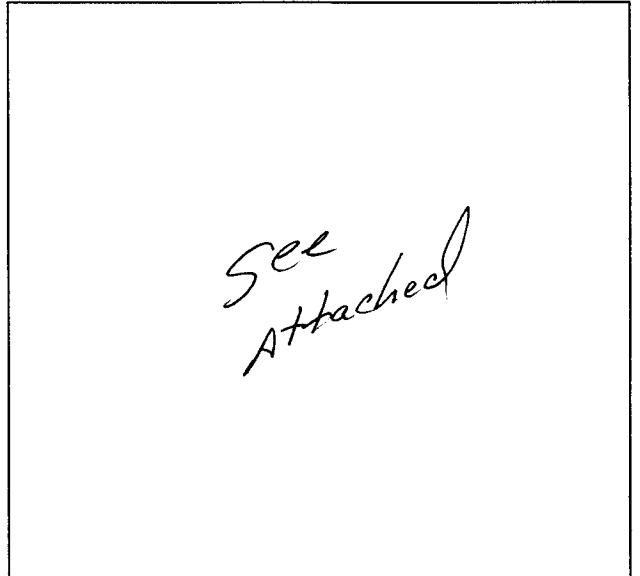
FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2541 Westwood Dr.
 TAX SCHEDULE NO 2945-032-34-002
 PROPERTY OWNER Robert SAUER - Colleen Sexton
 OWNER'S PHONE 241-8527
 OWNER'S ADDRESS 2541 Westwood Dr.
 CONTRACTOR TAYLOR FENCE Co.
 CONTRACTOR'S PHONE 241-1473
 FENCE MATERIAL White Vinyl
 FENCE HEIGHT 6' (72")



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 2.8 SETBACKS: Front 20' from property line (PL) or
 SPECIAL CONDITIONS _____ 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.

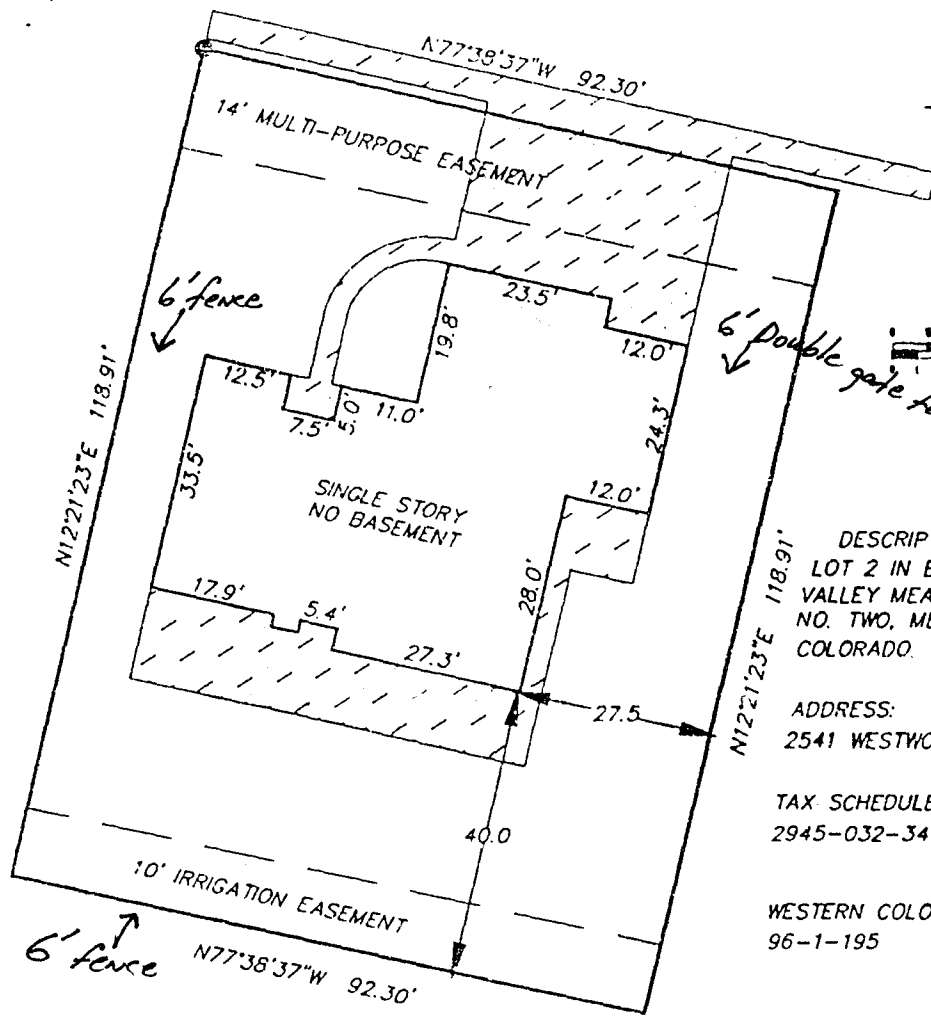
I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature Colleen Marie Sexton Robert E. Sauer Date 1-27-98
 Community Development's Approval [Signature] Date 1-27-98
 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: Community Development) (Yellow: Code Enforcement) (Pink: Customer)

WESTWOOD DRIVE



DESCRIPTION:
 LOT 2 IN BLOCK 1 OF
 VALLEY MEADOWS FILING
 NO. TWO, MESA COUNTY,
 COLORADO.

ADDRESS:
 2541 WESTWOOD DRIVE

TAX SCHEDULE:
 2945-032-34-002

WESTERN COLORADO TITLE:
 96-1-195

Robert Sauer & Colleen Sexton
 Note: 6' Wood Side fences already exist

● FOUND SURVEY MONUMENTS

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for NORWEST MORTGAGE; the improvement location being based on monuments as shown hereon, and 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 above described parcel on this date, 2/15/96, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or 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.

Daniel K. Brown 2/15/96
 Daniel K. Brown, Registered Colorado Land Surveyor #23877



IMPROVEMENT LOCATION CERTIFICATE

2541 WESTWOOD DRIVE

| | | |
|-----------------|--|--------------------|
| FOR: WINKELHAKE | <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370</p> | SURVEYED BY: SB GD |
| SCALE: 1" = 20' | | DRAWN BY: EB |
| DATE: 2/16/96 | | ACAD ID: WINKEL |
| | | SHEET NO. |
| | | FILE: 96040 |

10) Temporary Structures. Except for construction and marketing facilities of the Developer, its successors and assigns, no structure of a temporary nature, tent, garage, basement, trailer houses, barns, or other outbuildings shall be used at any time as either a temporary or permanent residence.

11) Fences. No fences shall be constructed within the subdivision without prior approval of the Architectural Control Committee. No fences higher than seventy-three (73) inches will be allowed.

12) Landscaping. All landscaping on the front thirty-five (35) feet of each lot, or that portion of each lot which will be visible from the street shall be completed by or on behalf of the owner of such lot, in accordance with the plans approved by the Architectural Control Committee with one (1) year from and after the date on which the dwelling on such lot is occupied or permitted for occupancy, whichever is earlier, provided however, for good cause, the Committee may allow a lot owner a one-time extension of time for an additional ninety (90) days.

13) Signs. No signs of any kind shall be displayed to public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by builders to advertise the property during the construction and sales period, and except for signs of any dimensions used by the developer, its successors and assigns; for marketing purposes during its development, construction and sales period.

14) Animals. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for commercial purposes. Household pets must be kept fenced in at all times and must not be allowed to run loose.

15) Nuisance. No noxious, hazardous, or offensive activity shall be carried on upon any site, nor shall anything be done or placed thereon which may be or may become an annoyance or nuisance in the neighborhood.

16) Oil and Mining Operations. No oil drilling, oil development operations, oil refining or mining operations of any kind shall be permitted upon or in any site, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any site. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any site.

17) Garbage and Refuse Disposal. No site shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in clean and sanitary condition and shall be kept inside a building or screened from public view.

18) Parking. All residences shall be constructed so as to provide sufficient offstreet parking to accommodate not less than four automobiles, inclusive of garage and driveway. On street parking of any vehicles by the owners, occupants, or guests shall be limited to temporary parking. No vehicles of owners, occupants, or guests shall be regularly or permanently parked or stored on the street. Vehicular maintenance or repair which renders any vehicle inoperable for more than forty-eight (48) hours is prohibited on any street, driveway, yard, or other visible location in the subdivision. No commercial vehicular repair or other repair of vehicles not owned by the lot owner shall be conducted within the subdivision.

VINYL FENCE SYSTEMS

The fence of the
future... today!

