

FEE \$10.00

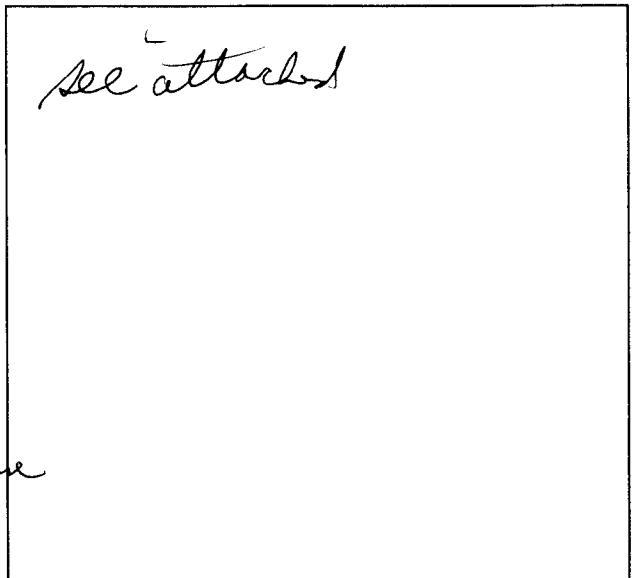
PERMIT # 10490

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2651 Hwy 50
TAX SCHEDULE NO 2945-261-15-005
PROPERTY OWNER Joseph MARUCA
OWNER'S PHONE 970 241 7786 or 243 2908
OWNER'S ADDRESS 1120 Wellington Ave
CONTRACTOR self
CONTRACTOR'S PHONE 243 2908
FENCE MATERIAL Chain link with 3 strands lock wire
FENCE HEIGHT 6' plus 3 strands lock wire



Previously approved on use permit
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 HO
SPECIAL CONDITIONS

SETBACKS: Front 65' from property line (PL) or
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 Joseph Maruca MD
Community Development's Approval H. Valdez
City Engineer's Approval (if required)

Date 9/21/98
Date 9-21-98
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

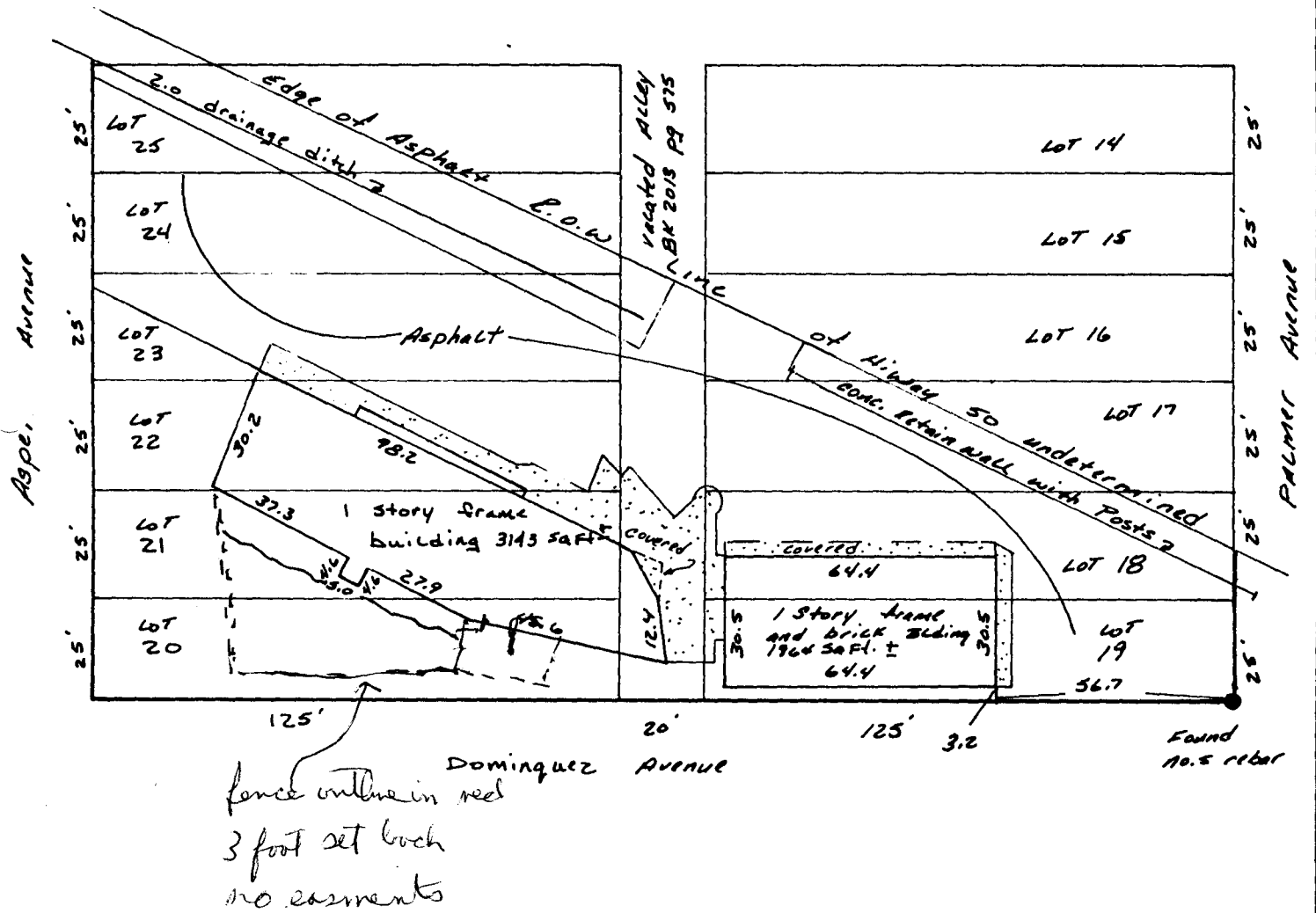
(White: Community Development)

(Yellow: Code Enforcement)

(Pink: Customer)



Scale 1" = 40'

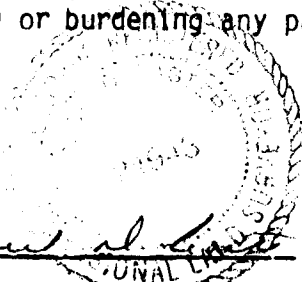


IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: See attached

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Willam and Linda Wied 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 10/1/97, 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  
Registered Professional Land Surveyor  
P.L.S. Number 24943

2651 2659 Hwy 50

	<b>Monument Surveying Co.</b>		
	755 Rood Avenue Grand Junction Co. 81501		
245-4189	TLC 97-400	10/9/97	
Wied property 2651 and 2659 Highway 50			