

FEE \$10.00

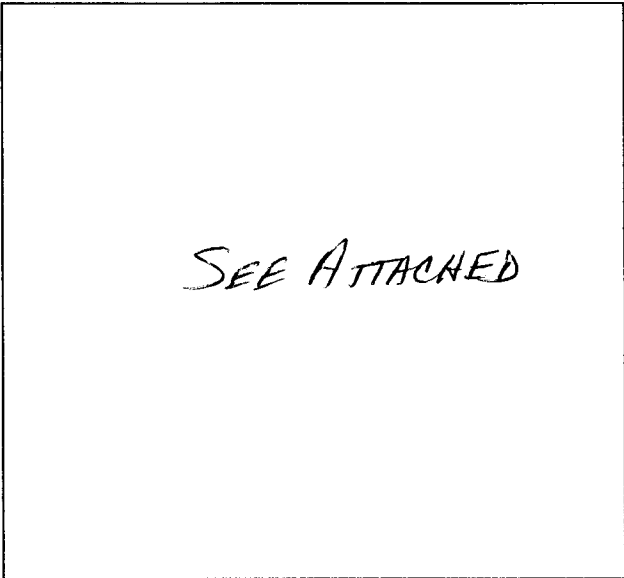
PERMIT # 10293

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 632 Hunter Creek Dr
TAX SCHEDULE NO 2945-034-48-001
PROPERTY OWNER Wengren
OWNER'S PHONE 241-7522
OWNER'S ADDRESS 632 Hunter Creek Dr G.J
CONTRACTOR none
CONTRACTOR'S PHONE
FENCE MATERIAL Cedar
FENCE HEIGHT 6'



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 2.9
SPECIAL CONDITIONS

SETBACKS: Front 20' for 6' solid 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.

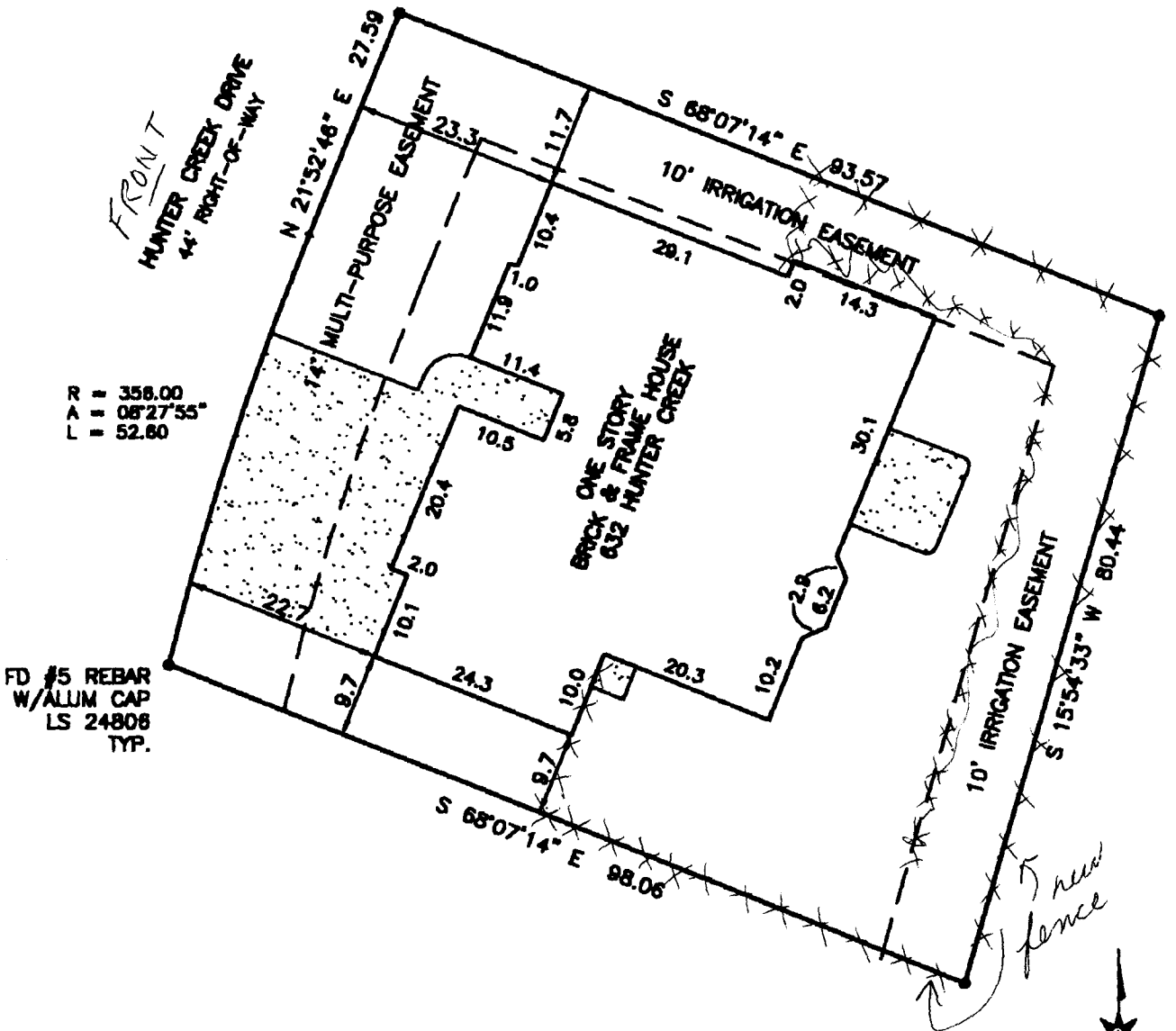
I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature Cathy Wengren
Community Development's Approval Bonnie Edwards
City Engineer's Approval (if required) N/A

Date 4-15-98
Date 4-15-98
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)



R = 358.00
 A = 08°27'55"
 L = 52.80

FD #5 REBAR
 W/ALUM CAP
 LS 24808
 TYP.

- Notes: 1. All Easements shown taken from recorded subdivision plat.
 2. No title information provided.

Scale: 1" = 20'

IMPROVEMENT LOCATION CERTIFICATION

I hereby certify that this Improvement location certificate was prepared for FIDELITY MORTGAGE, 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 2-1-88 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 apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

LEGAL DESCRIPTION:
LOT 1 BLOCK 4, FILING1, FALL VALLEY SUBDMISION,
MESA COUNTY, COLORADO

632 Hunter Creek Dr
 Borrowers Name: WENGREN

Field Book: _____ Page: _____

DWG. 1087

File No. _____

By: William G. Rye

Date: 02-05-88

