

FEE \$10.00

PERMIT # 10523

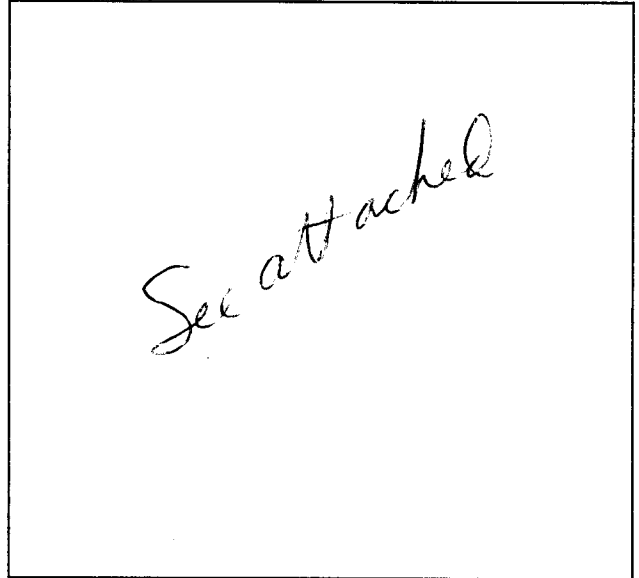


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 635 Hunter Creek
TAX SCHEDULE NO 2945-034-51-001
PROPERTY OWNER David Fife
OWNER'S PHONE 245-6742
OWNER'S ADDRESS 635 Hunter Creek
CONTRACTOR Self
CONTRACTOR'S PHONE
CONTRACTOR'S ADDRESS
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' 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 [Signature]

Date 10-19-98

Community Development's Approval [Signature]

Date 10-19-98

City Engineer's Approval (if required) N/A

Date

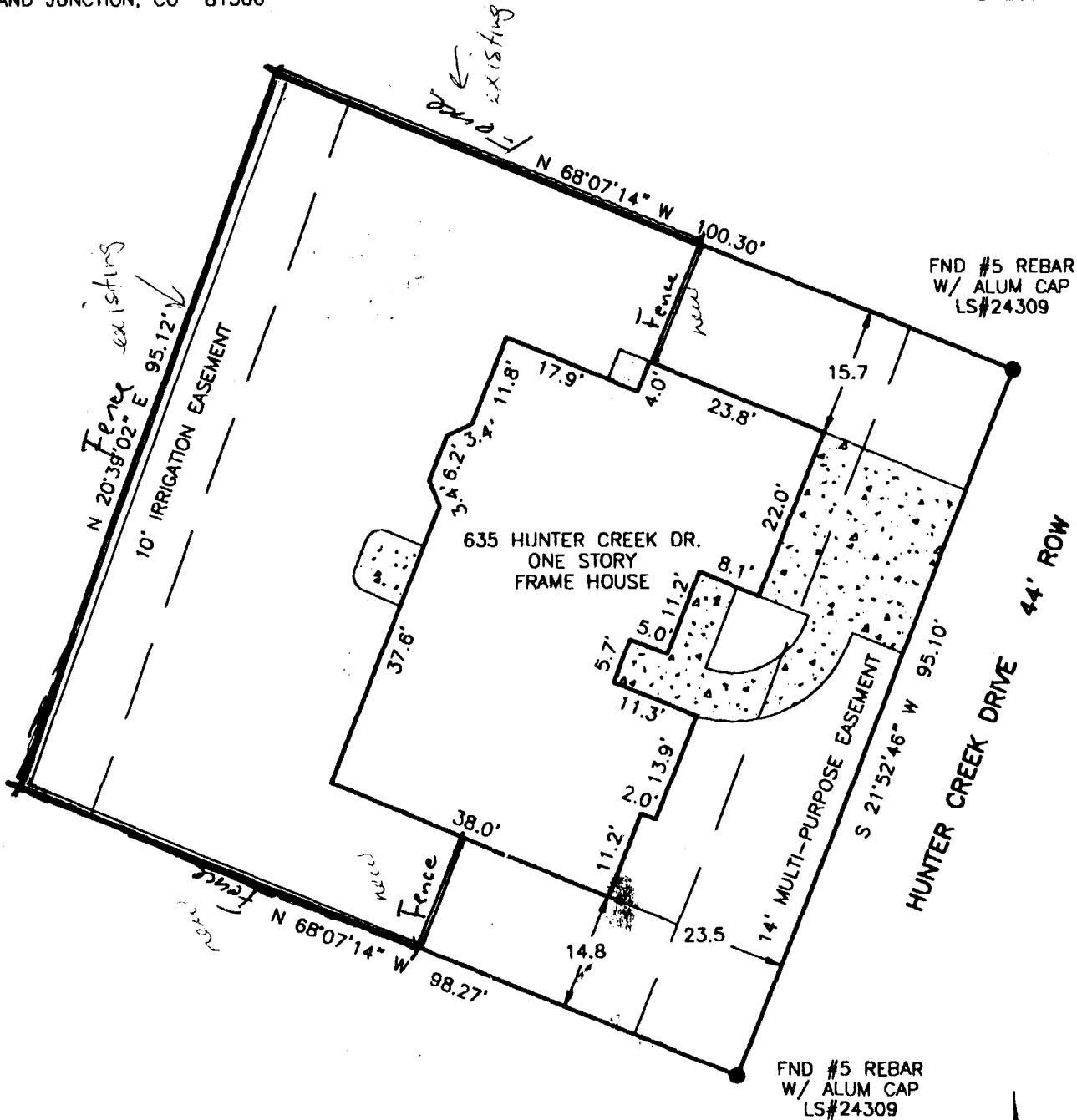
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

ACKLAM ASSOCIATES, INC.

2764 COMPASS DRIVE
SUITE 234
GRAND JUNCTION, CO 81506

SURVEYING - ENGINEERING

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



FND #5 REBAR
W/ ALUM CAP
LS#24309

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W/ ALUM CAP
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Notes:

1. All easements shown taken from 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 Company, 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 6/25/98, 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 11, Block 2, Fall Valley Subdivision

Filing No. 2

Mesa County, Colorado

Borrowers Name: Fife

Field Book: _____ Page: _____

DWG. 1280

File No.: A1280

By: William G. Ryden

Date: 6-25-98

