

FEE \$10.00

PERMIT # 10634



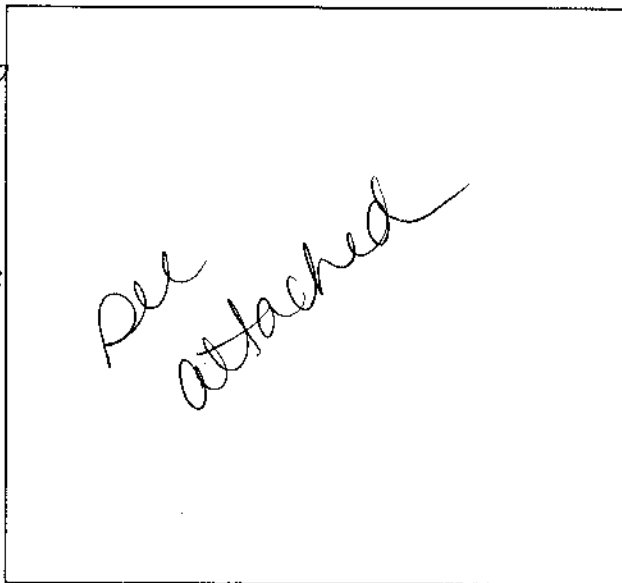
FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Handwritten initials in a circle

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 316 CEDAR ST.
TAX SCHEDULE NO 2945-243-00-256
PROPERTY OWNER DR. ED + KAY Scott
OWNER'S PHONE 245-9139
OWNER'S ADDRESS 316 CEDAR ST. G. J. 81503
CONTRACTOR SELF
CONTRACTOR'S PHONE
CONTRACTOR'S ADDRESS
FENCE MATERIAL wood
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 RSE-8
SPECIAL CONDITIONS
SETBACKS: Front 20' 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.

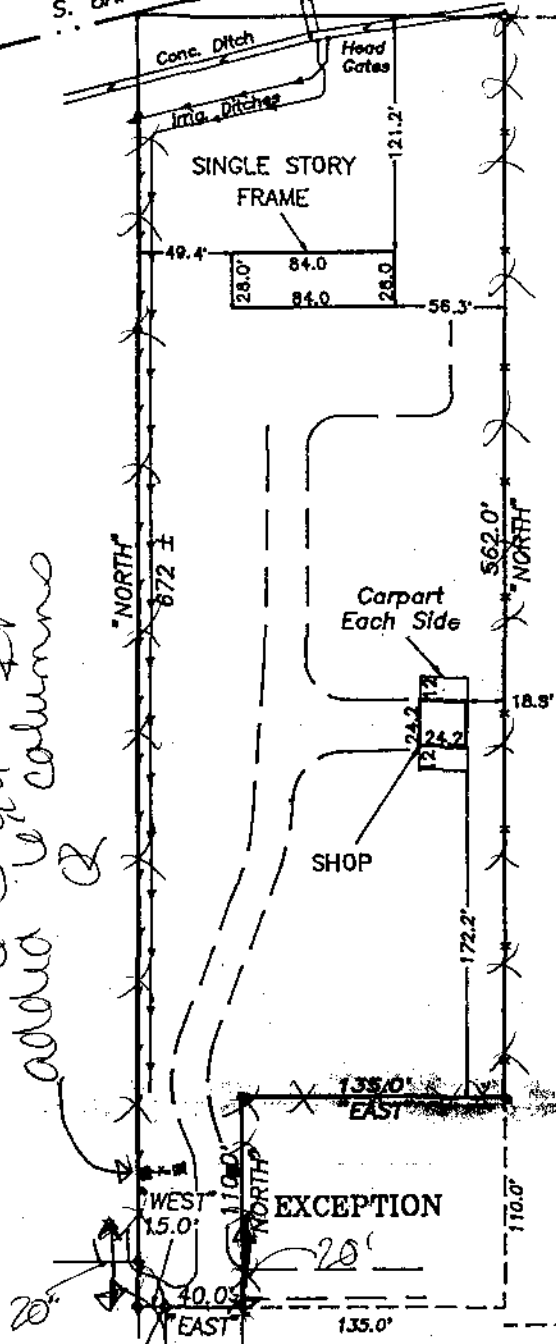
Applicant's Signature DR. ED Scott Date 3-16-99
Community Development's Approval A. Valdez Date 3-16-99
City Engineer's Approval (if required) Date

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

IMPROVEMENT LOCATION CERTIFICATE

316 CEDAR STREET

S. BANK COLO. RIVER



PARCEL DESCRIPTION

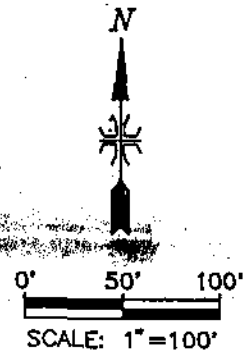
Beginning at a point 790 feet East and 624 feet North of the Southwest corner of the SW 1/4 SW 1/4, also known as Lot 5 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, thence West 15 feet, thence North to the South bank of the Colorado River, thence Northeasterly along the South bank of said River to a point West of the Northeast corner of said Lot 5, thence East to a point 6 rods West of the Northeast corner of said Lot 5, thence South to a point 624 feet North of the South line of said Lot 5, thence West to the Point of Beginning, EXCEPT beginning 965 feet East and 624 feet North of the Southwest corner of the SW 1/4 SW 1/4 of said Section 24, Township 1 South, Range 1 West, Ute Meridian, thence North 672.0 feet, thence Northeasterly along the South bank of the Colorado River to a point 6 rods West of the Northeast corner of said Lot 5, thence South 681.0 feet, thence West 257.5 feet to the Point of Beginning,

AND EXCEPT beginning at a point 830 feet East and 624 feet North of the Southwest Corner of Lot 5 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, thence North 110 feet, thence East 135 feet, thence South 110 feet, thence West 135 feet to the Point of Beginning,

ALL IN MESA COUNTY, COLORADO.

EXCEPTION

EXCEPTION



P.O.B.  
790' E.  
624' N.  
of S.W.  
Corner  
LOT 5

CEDAR ST.

NOTE: The improvements shown on this certificate do not fall within the 100 Year Flood Plain.

- SET No.5 Rebar w/ID Cap  
"M.A.P., INC. - LS 11980"
- ♦ FND No.5 Rebar w/ID Cap  
"ARMSTRONG - LS 11441"

REF: Western Colo. Title File No. 90-9-126K

SURVEYOR'S CERTIFICATE

I hereby certify that this certificate was prepared for the sole use of the mortgage lender and of the title insurance company, that it does not establish property corners, that it is not to be relied upon for the establishment of fence, building, or other future improvements.

I further certify that the improvements are on the above described parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as shown, and that there is no physical evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.