

FEE \$10.00

PERMIT # 10686



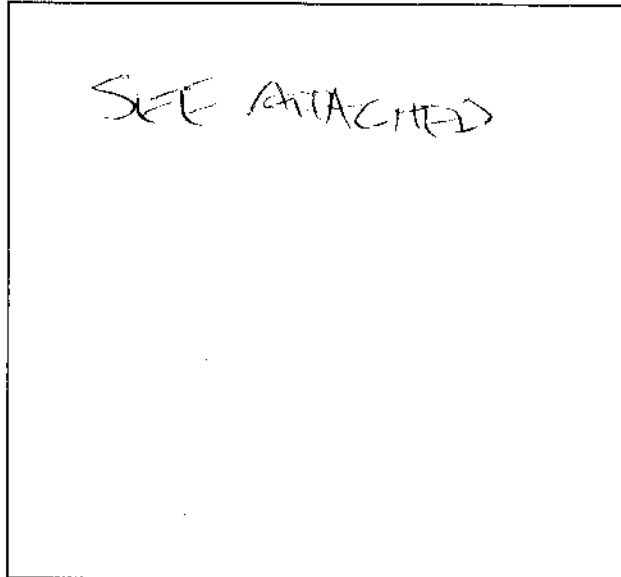
FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Handwritten initials/signature

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 409 MONTANA
TAX SCHEDULE NO 2945-183-04-021
PROPERTY OWNER GABC ASSOCIATES
OWNER'S PHONE 241-6436
OWNER'S ADDRESS 409 MONTANA
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-4
SPECIAL CONDITIONS NO FENCE NOT ALLOWED WITHIN 20' OF ALLEY OR ST
SETBACKS: Front 20 from property line (PL) or from center of ROW, whichever is greater.
Side N/A 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).

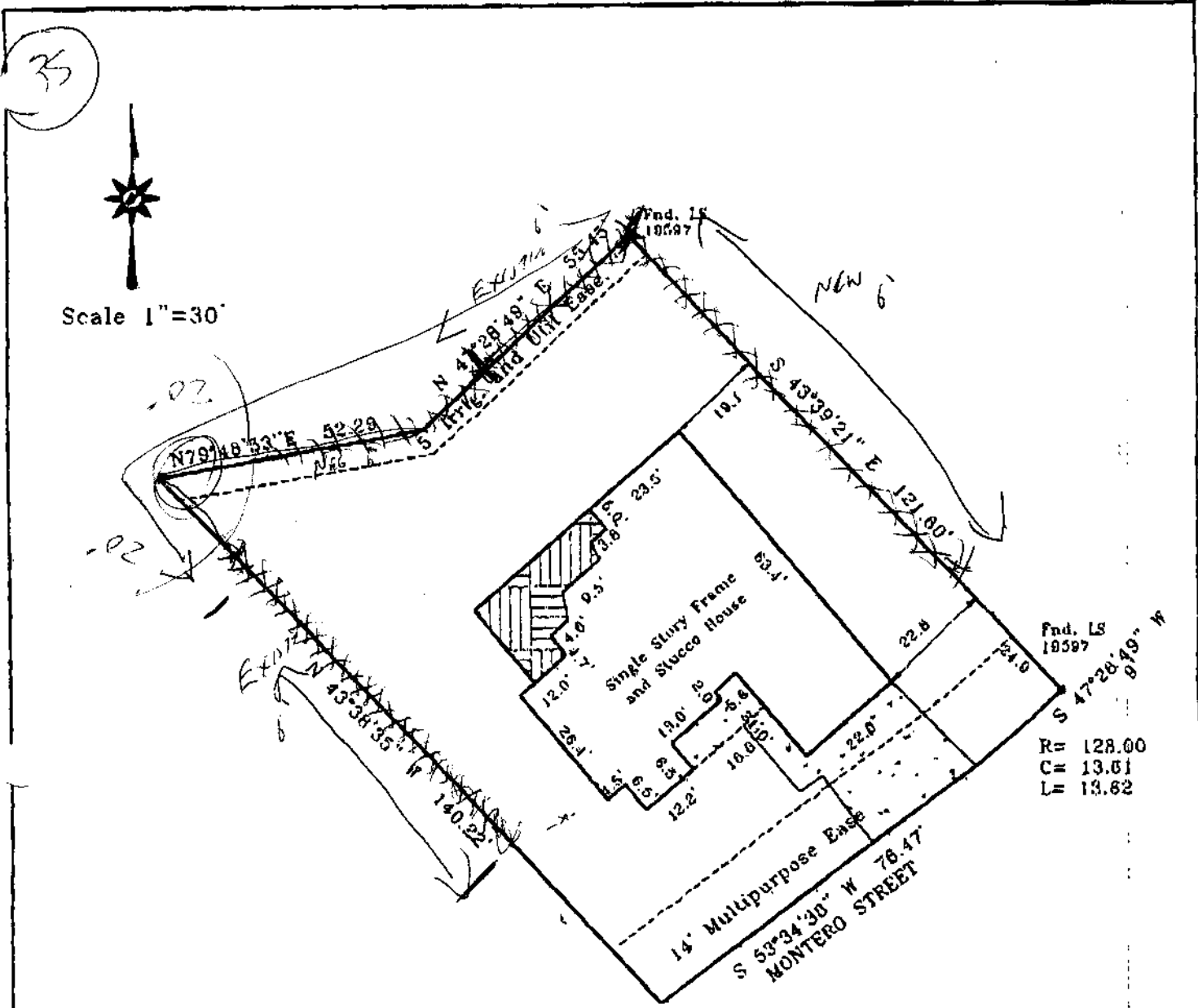
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 [Signature] Date 4-7-99
Community Development's Approval [Signature] Date 4-7-99
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)



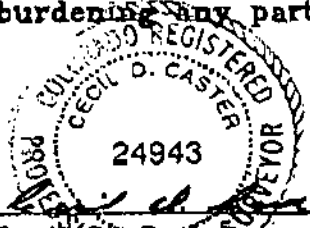
Note: This Document is warranted for a period of 1 year from date of certification.

**IMPROVEMENT LOCATION CERTIFICATE**

**LEGAL DESCRIPTION:** Lot 8 in Block 1 of TRAILS WEST VILLAGE FILING NO. TWO, Mesa County, Colorado. Legal Description and Easements of Record provided by Meridian Land Title Co. File No. 38548.

I hereby certify that this **IMPROVEMENT LOCATION CERTIFICATE** was prepared for Countrywide Home Loans, that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishments of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this date 3/19/99, 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 of 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.



3/22/99

Cecil D. Caster  
Registered Professional Land Surveyor  
P.L.S. Number 24943

	Monument Surveying Co.
	741 Road Ave.
	Grand Junction, CO 81501
	245-4189 HC 66-145 3/22/99
Asenmacher property	
409" Montero St.	