

FEE \$10.00

PERMIT # 10598



FENCE PERMIT

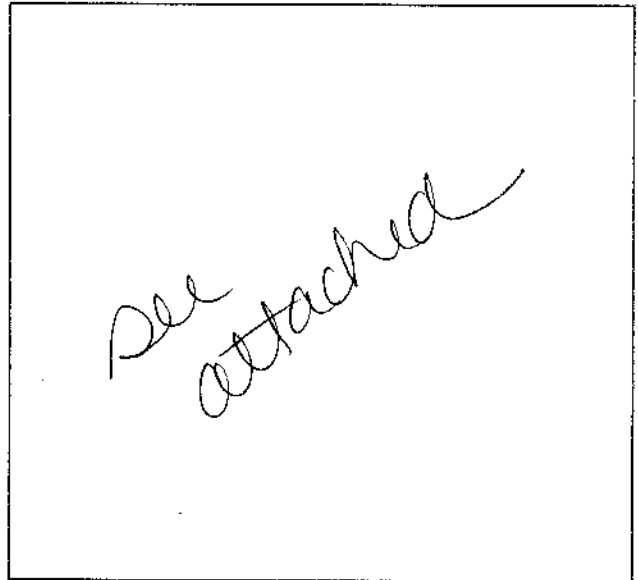
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

6

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 1313 Wellington Ave
 TAX SCHEDULE NO 2945-122-00-041
 PROPERTY OWNER Raymond R. Ward Jr
 OWNER'S PHONE 242 3974
 OWNER'S ADDRESS 1313 Wellington Ave
 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 RSF-8
 SPECIAL CONDITIONS _____

SETBACKS: Front 20' from property line (PL) or
45' 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 Raymond R. Ward Jr
 Community Development's Approval [Signature]
 City Engineer's Approval (if required) _____

Date 2/21/99
 Date 2-25-99
 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)

NW-Cor Block 9
Fairmount Subdivision POB

Wellington Avenue
104.1

East 425.9

Fnd. No. 5
Rebar in
Concrete

N

Scale 1"=30'

North 348' more or less

South 350' more or less

ACCEPTED MP 10-18-93
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

NOT TO
SCALE

North Bank Grand Valley Canal

N88°54'W 104.1

This property does not fall within any apparent flood plain.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Beginning at a point 425.9 feet East of the NW corner of Block 9 Fairmount Subdivision; thence East 104.1 feet; thence South 350 feet, more or less to the North bank of the Grand Valley Canal; thence N88°54'W along said canal 104.1 feet; thence North 348 feet, more or less, to the point of beginning.

Legal Description and Easements of Record provided by Western Colorado Title Company.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Unifirst Mortgage Corp. 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

