

Fee \$10.00

PERMIT # 10591



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Handwritten initials in a circle

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 11637 Orchard Ave
TAX SCHEDULE NO 2945-123-01-006
PROPERTY OWNER Duane L. Storey
OWNER'S PHONE 243-2931
OWNER'S ADDRESS 11637 Orchard Ave
CONTRACTOR same
CONTRACTOR'S PHONE same
CONTRACTOR'S ADDRESS same
FENCE MATERIAL existing fence
FENCE HEIGHT 6'

See attached form
moving fence back to the property markers in the abandon alley.

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 BSF-8
SPECIAL CONDITIONS fence on property line only

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 Duane L. Storey Date 3-8-99
Community Development's Approval K. Valdez Date 3-8-99
City Engineer's Approval (if required) Date

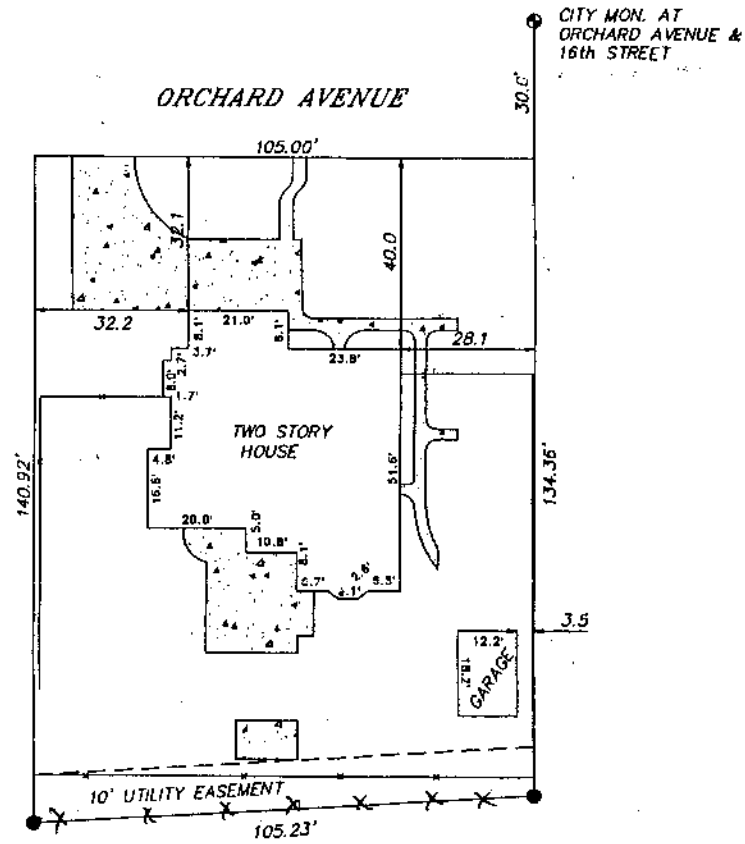
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

IMPROVEMENT LOCATION CERTIFICATE

1637 ORCHARD AVENUE, GRAND JUNCTION, COLORADO

LDT 8, BLOCK 1, OF NORTH SUNNYVALE ACRES ACCORDING TO THE OFFICIAL PLAT THEREOF
RECORDED IN PLAT BOOK NO. 7 AT PAGE 56, OFFICIAL RECORDS OF MESA COUNTY, COLORADO

SETBACK & SIDEYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.



NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY American Land Title
COMMITMENT NUMBER ATTC-6906

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Mesa National Bank, 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 ABOVE DESCRIBED PARCEL ON THIS DATE, 2-5-93 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 EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

By: William G. Roy
William G. Roy P.L.S. 129D1

Date: 2-5-93