

FEE \$10.00

PERMIT # 10717

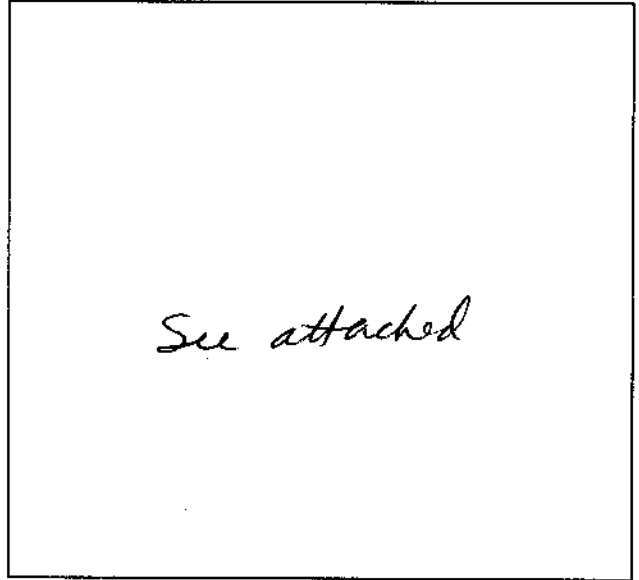


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2040 Wrangles Ct
TAX SCHEDULE NO 2947-152-31-011
PROPERTY OWNER Jerry Ainsworth
OWNER'S PHONE 970 256 9008
OWNER'S ADDRESS 2041 Wrangles Ct
CONTRACTOR N/A
CONTRACTOR'S PHONE
CONTRACTOR'S ADDRESS



FENCE MATERIAL Framed Steel
FENCE HEIGHT 6' 0" & 3' split rail
open space

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-2.4
SPECIAL CONDITIONS

SETBACKS: Front 20' from property line (PL) or 45' 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 Jerry Ainsworth
Community Development's Approval Ronnie Edwards
City Engineer's Approval (if required) N/A

Date 4/20/99
Date 4/20/99
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)

JERRY & SHARON BUNSWORTH

Phone: 970-256-9008

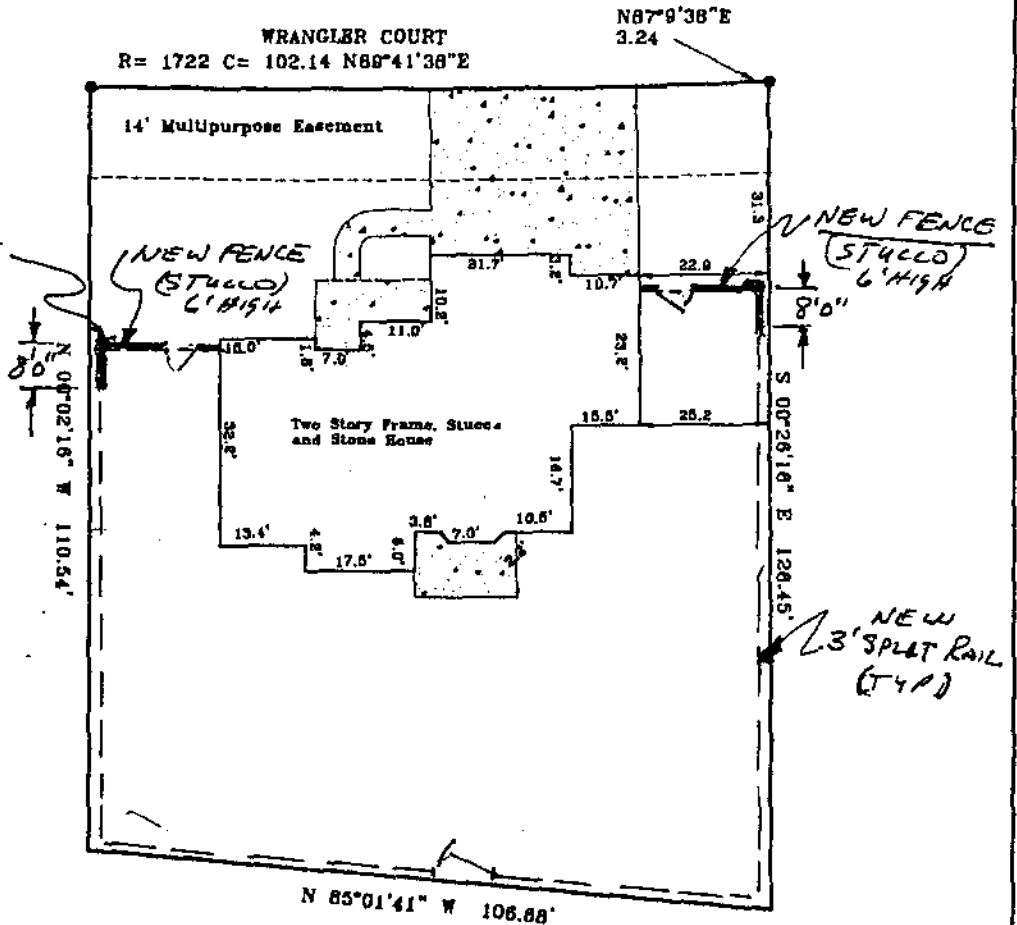
Fax: 970-256-2037

# 2041 WRANGLER CT. NEW FENCE



Scale 1"=30'

STONE  
(2 PLCS)



This property does not fall within any apparent flood plane.

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

### IMPROVEMENT LOCATION CERTIFICATE

**LEGAL DESCRIPTION:** Lot 3 in Block 2, Independence Ranch Subdivision Filing 2, Mesa County, Colorado. Legal Description and Easements of Record provided by First American Title Insurance, Commitment No. 00133665

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Norwest Mortgage, 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.