

FEE \$10.00

PERMIT # 10738



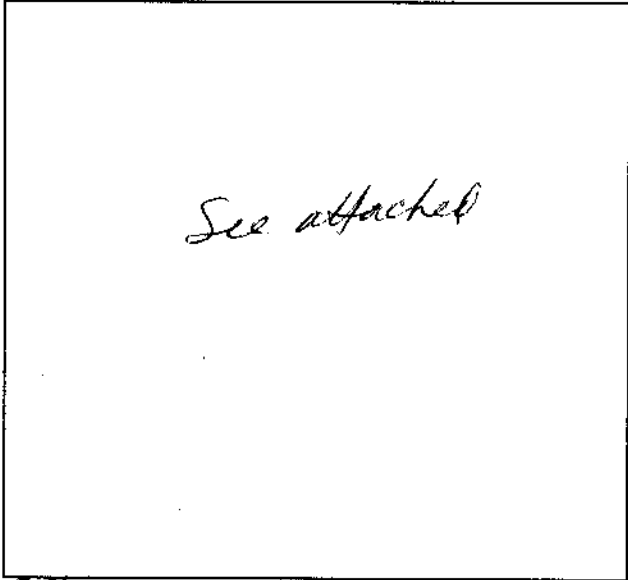
FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2042 Wrangler Way
TAX SCHEDULE NO ?
PROPERTY OWNER Bob & Cecily Marolf
OWNER'S PHONE 263-4107
OWNER'S ADDRESS Same as property
CONTRACTOR Tom LaDuke
CONTRACTOR'S PHONE /
CONTRACTOR'S ADDRESS /
FENCE MATERIAL Cedar
FENCE HEIGHT 6' tapering down to 3' split Rail
privacy



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 1.7
SPECIAL CONDITIONS 25' setback @
open space for 6' solid

SETBACKS: Front 20' from property line (PL) or
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 Cecily C. Marolf
Community Development's Approval Ronnie Edwards
City Engineer's Approval (if required) N/A

Date 5/13/99
Date 5/13/99
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)

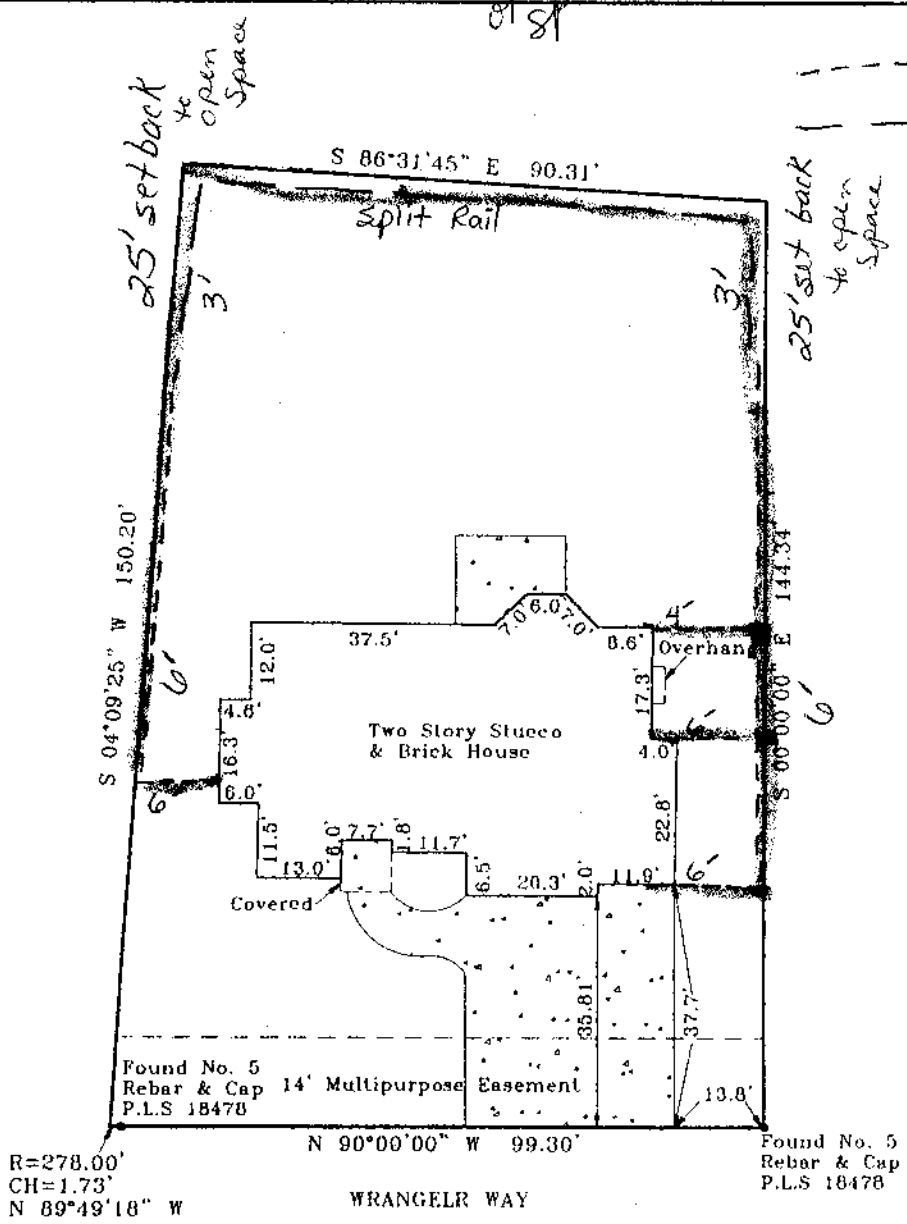
#2947-152-00-014

open space

----- = 6' privacy
- - - - = 3' sp. rail



Scale 1"=30'



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

IMPROVEMENT LOCATION CERTIFICATE


LEGAL DESCRIPTION: Lot 4, in Block 1, of INDEPENDENCE RANCH SUBDIVISION, FILING 3, Mesa County, Colorado. Legal Description and Easements of Record provided by First American Title Co. Commitment No. 00134057 Revision A.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Cendant 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 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.


 Cecil D. Castle
 Registered Professional Land Surveyor
 P.L.S. Number 24043

3/19/99

	Monument Surveying Co.
	741 Road Ave.
	Grand Junction, CO 81501
	245-4189 ILC 99-137 3/19/99
La Duke Property	
2042 Wrangler Way	