

FEE \$10.00

PERMIT # 10577



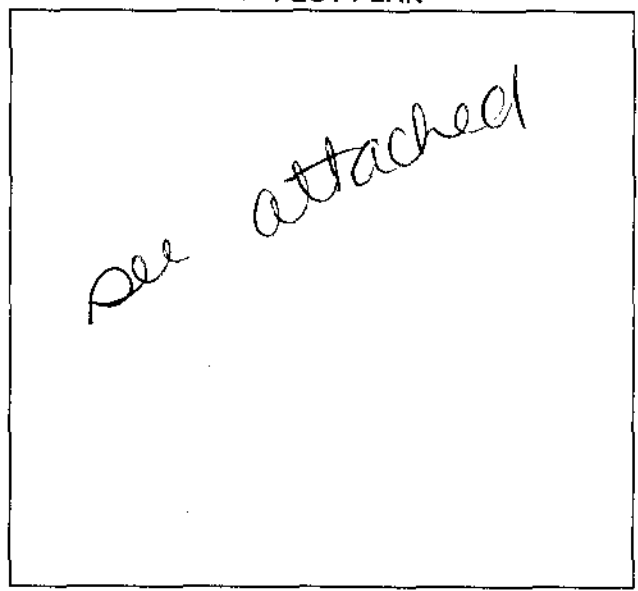
FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PRDPERY ADDRESS 2205 Mescalero Ave
 TAX SCHEDULE NO 2945-183-04-002
 PRDPERY OWNER Terry Lapsch
 OWNER'S PHONE 245-9657
 OWNER'S ADDRESS SAME
 CONTRACTOR SAME
 CONTRACTOR'S PHONE 245-9657
 CONTRACTOR'S ADDRESS _____
 FENCE MATERIAL CHAIN
 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-4
 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 [Signature]
 Community Development's Approval [Signature]
 City Engineer's Approval (if required) _____

Date 2-1-99
 Date 2-1-99
 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)

IMPROVEMENT LOCATION CERTIFICATE

2205 MESCALERO DRIVE, GRANO JUNCTION, COLORADO

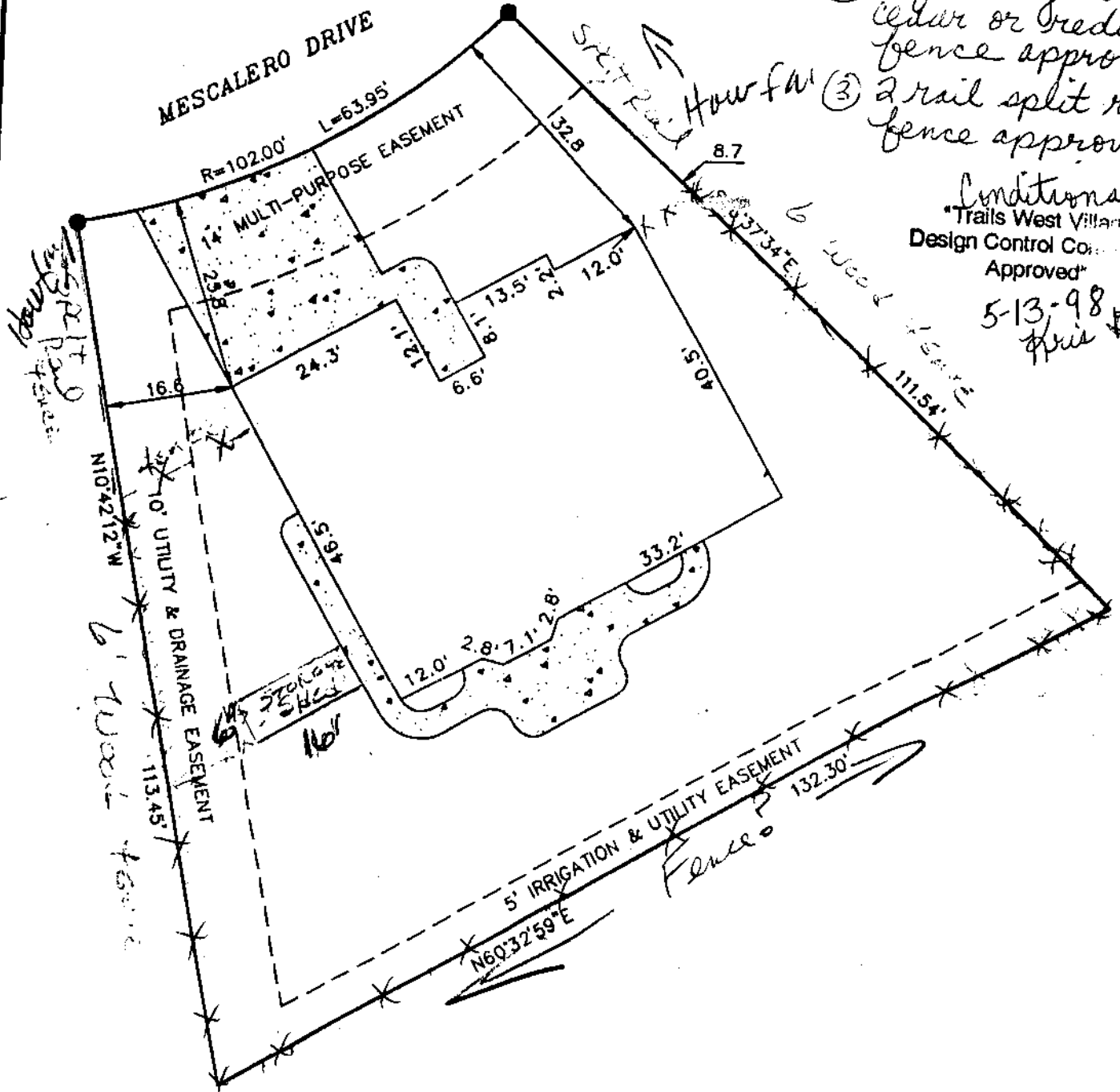
LOT 2 IN BLOCK 2 OF TRAILS WEST VILLAGE, FILING NO. ONE, BEING A REPLAT OF LOT 1, TRAILS WEST VILLAGE, MESA COUNTY, COLORADO.

SETBACK & SIDEYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.

- ① shed approved
- ② 6 foot dog-eared cedar or redwood fence approved
- ③ 2 rail split rail fence approved

Conditional
Trails West Village
Design Control Committee
Approved

5-13-98
Chris Biggs



E: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY MERIDIAN LAND TITLE
COMMITMENT NUMBER 24966

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR TERRY LARSON, 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, 2-10-98, 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.