

FEE \$10.00

PERMIT # 11418



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 2574 Silver Oak Ct - Grand Junction CO 81505 ^{PLOT PLAN}

TAX SCHEDULE NO. 2945-034-69-012

PROPERTY OWNER Dale R. / Kelly A. Owens

OWNER'S PHONE (970) 2430197

OWNER'S ADDRESS Same as property address

CONTRACTOR Ruckman Inc.

CONTRACTOR'S PHONE 260-5000

CONTRACTOR'S ADDRESS _____

FENCE MATERIAL Cedar Fence

FENCE HEIGHT 6 feet

See Attached

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 PR29-

SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater.

SPECIAL CONDITIONS _____

Side 0' from PL Rear 0' from PL

post & attachments must be inside -

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 Kelly Owens

Date 12-01-99

Community Development's Approval Ronnie Edwards B.N.

Date 12-1-99

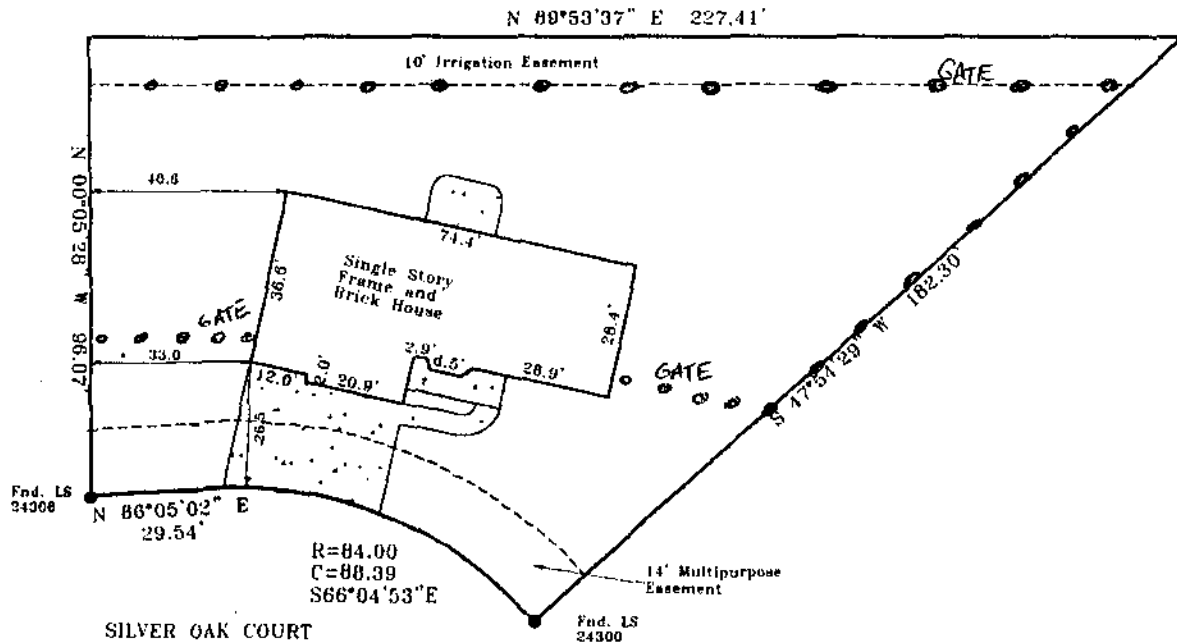
City Engineer's Approval (if required) N/A

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)



Scale 1"=40'



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

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 3 in Block 5 of FALL VALLEY SUBDIVISION FILING NO. THREE, Mesa County, Colorado. Legal Description and Easements of Record provided by Abstract and Title of Mesa County Inc., Commitment No. 00902772 C2.

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 establishments of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this date 11/22/99, 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. Caster
Registered Professional Land Surveyor
P.L.S. Number 24943

11-24-99



Monument Surveying Co.
741 Rood Ave.
Grand Junction, CO 81501
245-4188 | LC 99-488 | 11/24/99
Owens property
2574 Silver Oak Ct.