

FEE \$10.00

PERMIT # 10039



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Handwritten initials 'GA' in a circle

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 515 29 ROAD
TAX SCHEDULE NO. 2943-074-11-015
PROPERTY OWNER DAVID R. & DEBORAH J. ELLIOTT
OWNER'S PHONE (970) 243-3472
OWNER'S ADDRESS 515 29 ROAD G.J. CO. 81501
CONTRACTOR OWNER
CONTRACTOR'S PHONE SAME AS ABOVE
CONTRACTOR'S ADDRESS
FENCE MATERIAL WOOD
FENCE HEIGHT W. 1/2 6' CEDAR E. 1/2 4' split RAIL

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 RSF-8
SPECIAL CONDITIONS

SETBACKS: Front 20/0' from property line (PL) or 75' 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.

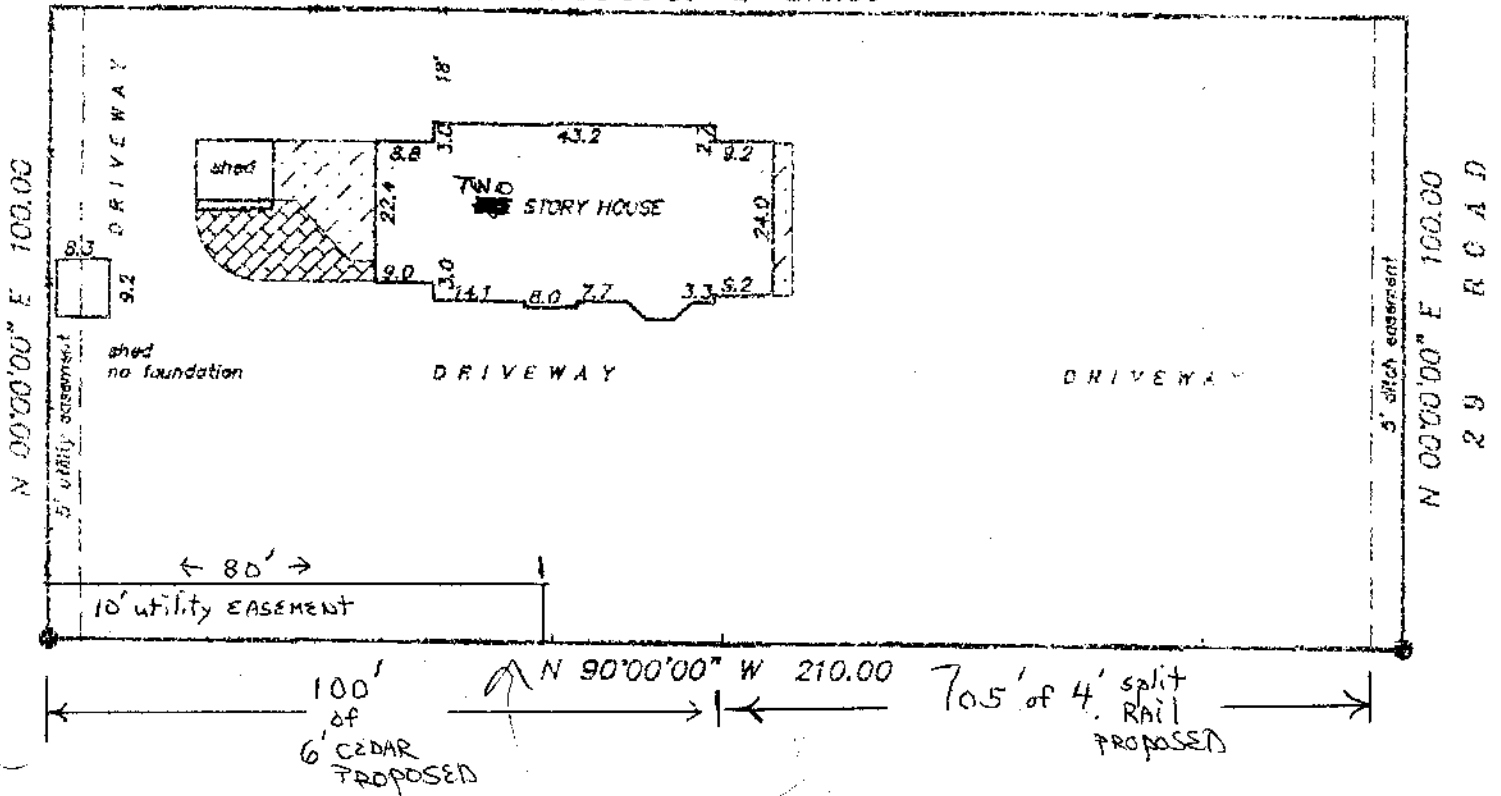
Applicant's Signature David R. Elliott
Community Development's Approval Ronnie Edwards
City Engineer's Approval (if required) N/A

Date 7-2-99
Date 7/2/99
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)

EPPS DRIVE

N 90°00'00" E 210.00



DESCRIPTION

LOT 18, BLOCK 2
EPPS SUBDIVISION

MESA COUNTY, COLORADO

LEGEND & NOTES

● FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for NORWEST MORTGAGE; the improvement location being based on monuments as shown hereon, and 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, 1/15/92, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or 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.

[Signature] 1/16/92

