

FEE \$10.00

PERMIT # 10660



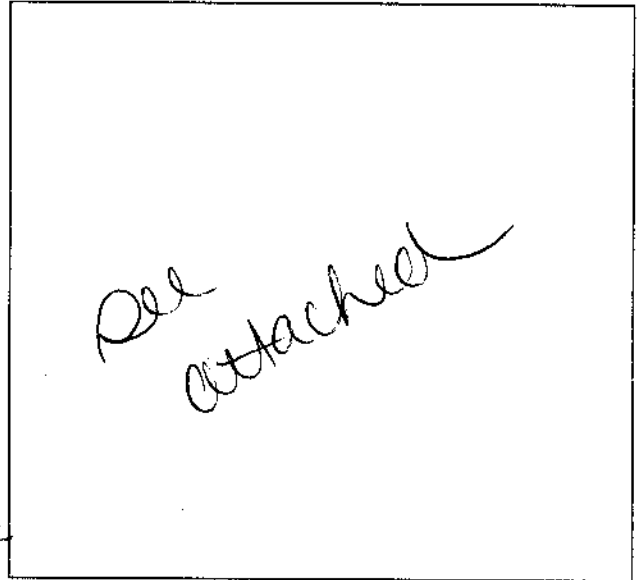
FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLDT PLAN

PROPERTY ADDRESS 770-26 Rd
TAX SCHEDULE NO 2701 352,000.014
PROPERTY OWNER Ron Rucker
OWNER'S PHONE 243-6230
OWNER'S ADDRESS 770-26 Rd
CONTRACTOR owner
CONTRACTOR'S PHONE same
CONTRACTOR'S ADDRESS
FENCE MATERIAL Wire Fence / Chainlink
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 RSE-R
SPECIAL CONDITIONS

SETBACKS: Front from property line (PL) or 80' 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.

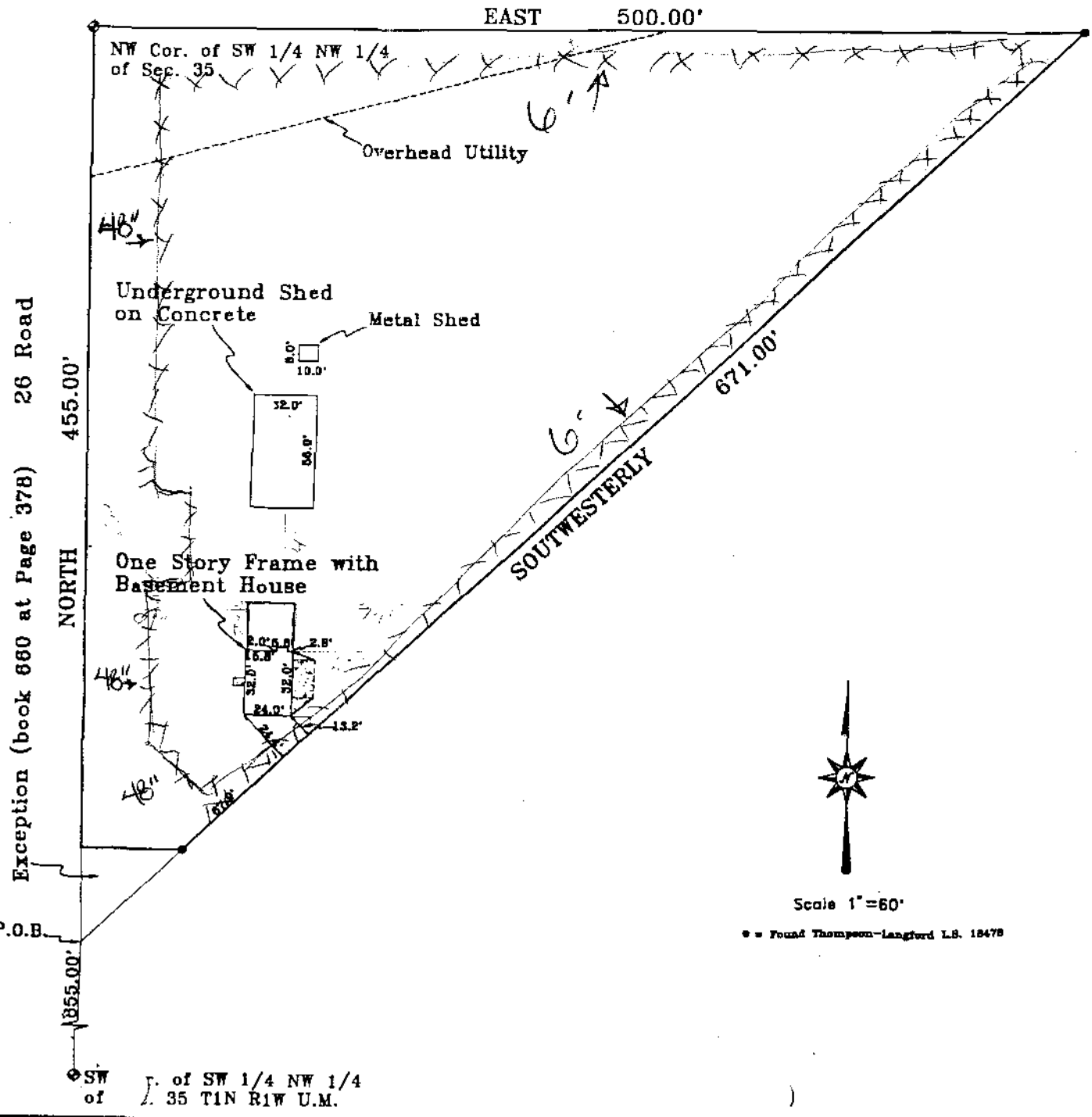
I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature Ron Rucker
Community Development's Approval K. Valdez
City Engineer's Approval (if required)

Date 4-5-99
Date 4-5-99
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



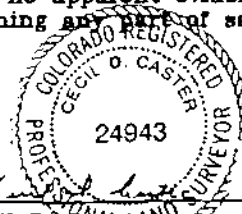
This property does not fall within any ap  
 Note: This Document is warranted for a  
 date of certification.

## IMPROVEMENT LOCATION CI

**LEGAL DESCRIPTION:** Beginning at a point 8' Southwest corner of the SW 1/4 NW 1/4 c North, Range 1 West, U.M.; thence North 4 corner of said SW 1/4 NW1/4 of said sect feet to the lateral ditch; thence Southwes feet to the point of beginning. EXCEPTING conveyed to The Department of Highways, instrument recorded December 12, 1963 in Mesa County, Colorado. Legal Description as provided by Meridian Land Title, File No. 2

I hereby certify that this IMPROVEMENT LO prepared for Unifirst Mortgage Corp., that survey plat or improvement survey plat, a relied upon for the establishment of fence future improvements.

I further certify that the improvements o parcel on this date 2/9/88, except utility entirely within the boundaries of the par that there are no encroachments upon by improvements of any adjoining premis and that there is no apparent evidence of crossing or burdening any part of said of



Cecil D. Caster  
 Registered Professional Land  
 P.L.S. Number 24943



Scale 1"=60'

• = Found Thompson-Langford L.S. 18478

IMPROVEMENT  
 770 26 Road

Monument Surveying Co.  
 741 Reed Avenue  
 Grand Junction, CO 81501  
 (970)245-4186 FAX (970) 245-4874

DESIGNED  
 DRAWN BY & GD  
 CHECKED GDC  
 PREPARED FOR Unit

Exception (book 660 at Page 378) 26 Road  
 NORTH 455.00'  
 P.O.B.

SW of . of SW 1/4 NW 1/4  
 of . 35 T1N R1W U.M.