

FEE \$10.00

PERMIT # 11446

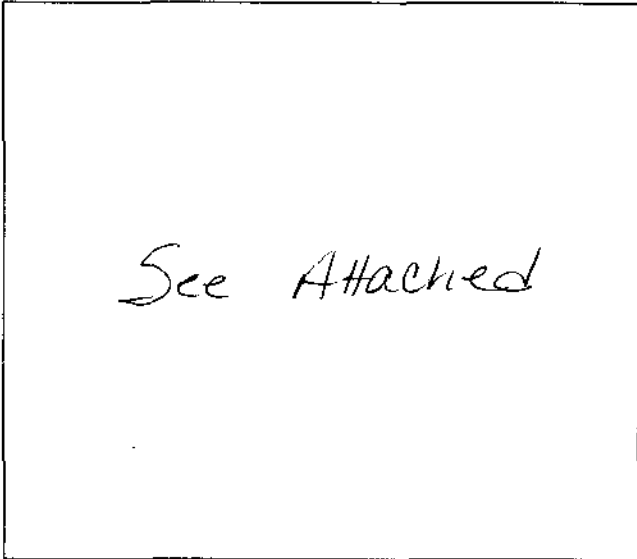


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLDT PLAN

PROPERTY ADDRESS 1055 Glenwood Av
TAX SCHEDULE NO 2945-261-17-002
PROPERTY OWNER Jess Morris
OWNER'S PHONE 242-4152-2437258
OWNER'S ADDRESS 1055 Glenwood Av
CONTRACTOR Land L Stone
CONTRACTOR'S PHONE 216-8062
CONTRACTOR'S ADDRESS 1309 Glenwood Av
FENCE MATERIAL Cedar
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 RNF-100
SPECIAL CONDITIONS

SETBACKS: Front from property line (PL) or from center of ROW, whichever is greater.
Side 3' from PL Rear 10 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.

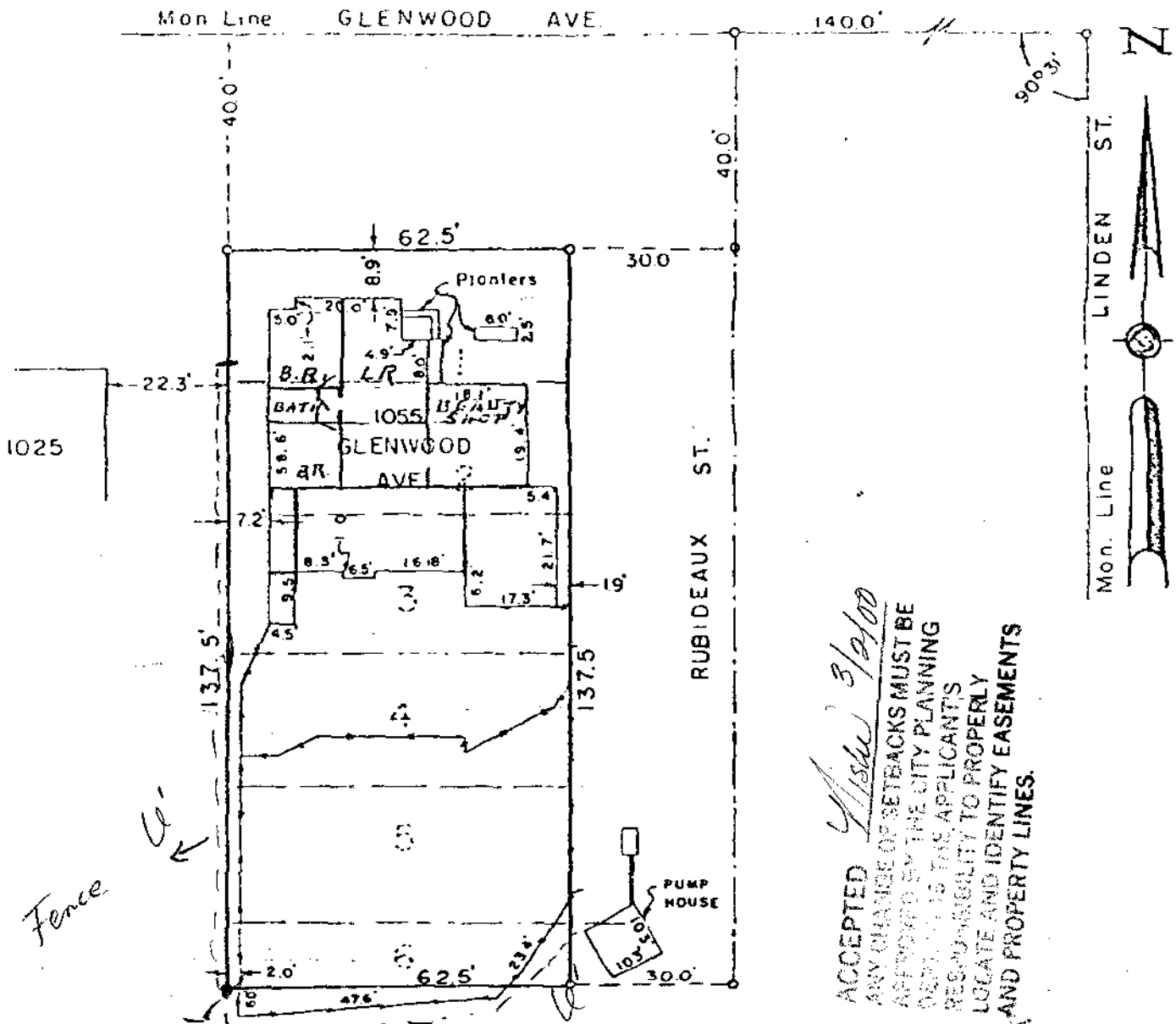
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply.

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
Community Development's Approval
City Engineer's Approval (if required)

Date
Date 3-2-2000
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)



ACCEPTED *4/15/66 3/19/66*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

**LEGAL DESCRIPTION**

East 1/2 of Lots 1 - 5 inclusive and the East 1/2 of the North 1/2 of Lot 6, Block 22, Orchard Mesa Heights

This is to certify that on this 22nd day of Feb, 1966, I supervised a survey of (see Legal Description)

City of Grand Junction County of Mesa, State of Colorado, and found the House and other improvements (except as shown) to be located entirely within the boundary lines of the above described property as shown on this plot. The location and dimensions of all buildings, improvements, easements, and rights of way in evidence or known to me, and encroachments by or on the premises are accurately shown.

*Loraine G. Bulak*  
 Registered Land Surveyor

SCALE: 1" = 30'

REVISED 3/17/66	WESTERN ENGINEERS INC	
	IMPROVEMENT PLAT	
	1055 GLENWOOD AVE	
	ORCHARD MESA HEIGHTS	
		SUBDIVISION
		MESA COUNTY, COLORADO
		SURVEYED <u>J.B.P.</u>
		DRAWN <u>G.L.A.</u>
		GRAND JCT. COLO. 212646