

FEE \$10.00

PERMIT # 11161

20

# FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 286 W Parkview

PLOT PLAN

TAX SCHEDULE NO 2945-25221-020

PROPERTY OWNER LOREN WORKMAN

OWNER'S PHONE 970-242-8209

OWNER'S ADDRESS 288 W Parkview

CONTRACTOR N/A

CONTRACTOR'S PHONE N/A

CONTRACTOR'S ADDRESS N/A

FENCE MATERIAL CHAIN LINK

FENCE HEIGHT 6' ± 4'

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 RMF-8

SETBACKS: Front 20' - for 6' portion from property line (PL) or

SPECIAL CONDITIONS \_\_\_\_\_

\_\_\_\_\_ 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]

Date 10/13/00

Community Development's Approval [Signature]

Date 10/13/00

City Engineer's Approval (if required) \_\_\_\_\_

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)

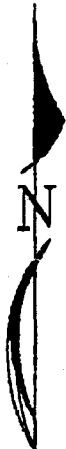
2945-252-21-020

# IMPROVEMENT LOCATION CERTIFICATE

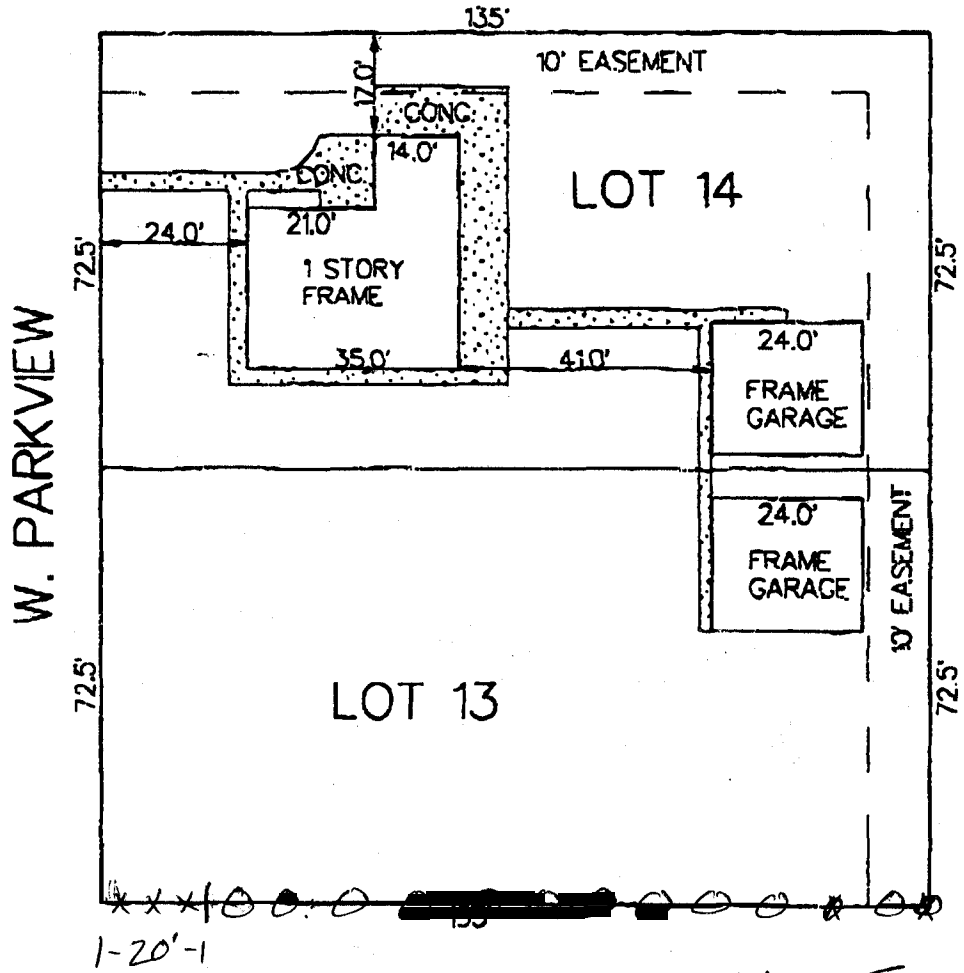
288 W. PARKVIEW

MERIDIAN LAND TITLE #28775  
WORKMAN ACCI.

LOT 13 AND 14 OF PARKVIEW SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF.  
*BIK 4*  
MESA COUNTY, COLORADO.



SCALE: 1" = 30'



*Lot 12 to the S.*

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR ALPINE BANK

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 THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 12/19/97 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, EXCEPT AS NOTED.

○ = FOUND PIN

*Kenneth L. Blinn*  
KENTON COUNTY, COLORADO

### IMPROVEMENT LOCATION CERTIFICATE

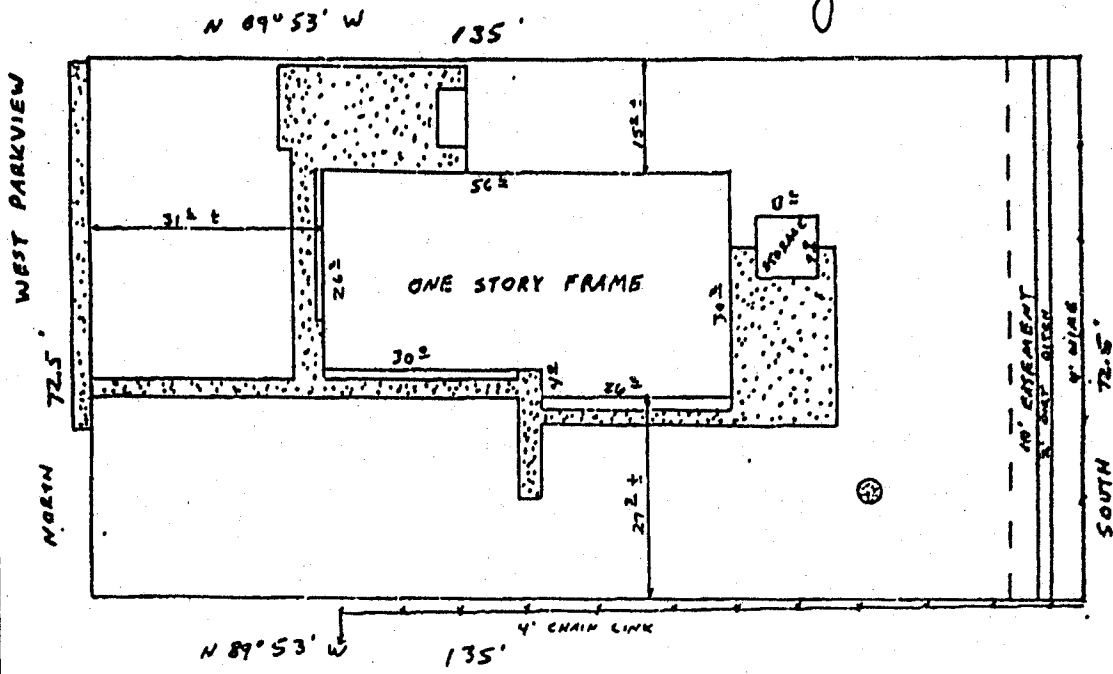
284 West Parkview, Grand Junction, Colorado

Lot 12, Block 4, Amended Plat of Parkview Subdivision,  
Mesa County, Colorado

SCALE: 1" = 20'  
● PINS FOUND

It is hereby certified that the above-described property is not located within a 100 year Flood Hazard Boundary.

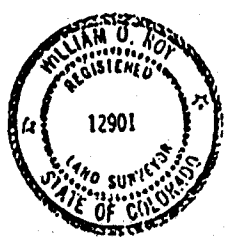
*Attn: Julie*



I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Mesa Pedaxal Savings, 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, 4-6-88 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, EXCEPT AS NOTED.

4455

*William O. Roy*  
WILLIAM O. ROY L.S. 12901



**CENTURY SURVEYING**  
P.O. BOX 356 GRAND JUNCTION, COLORADO  
(303) 241-2667

Surveyed by:	S.L.	Date Surveyed:	4-6-88
Drawn by:	W.O.P.	Date Drawn:	4-8-88