

FEE \$10.00

PERMIT # 11025

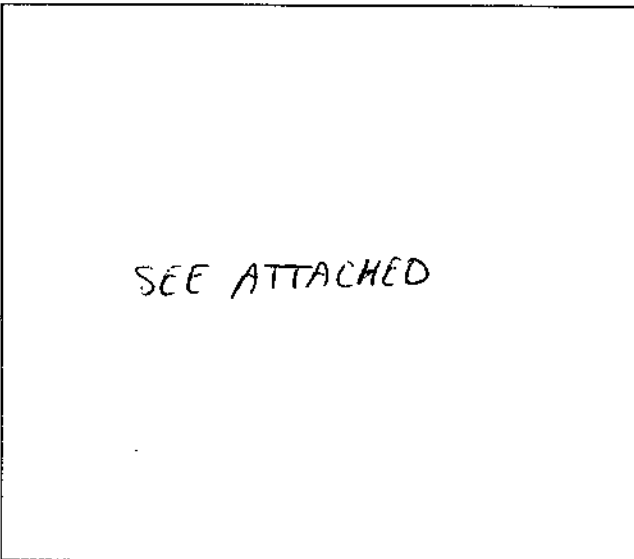


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 653 LONGHORN STREET
TAX SCHEDULE NO. 2945-032-71-005
PROPERTY OWNER RONALD STONEBURNER
OWNER'S PHONE 242-7899
OWNER'S ADDRESS 653 LONGHORN ST.
CONTRACTOR GLEN YOUNGER
CONTRACTOR'S PHONE 260-8118
CONTRACTOR'S ADDRESS
FENCE MATERIAL 6' 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 PR4.3
SPECIAL CONDITIONS 10' easement in rear.

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

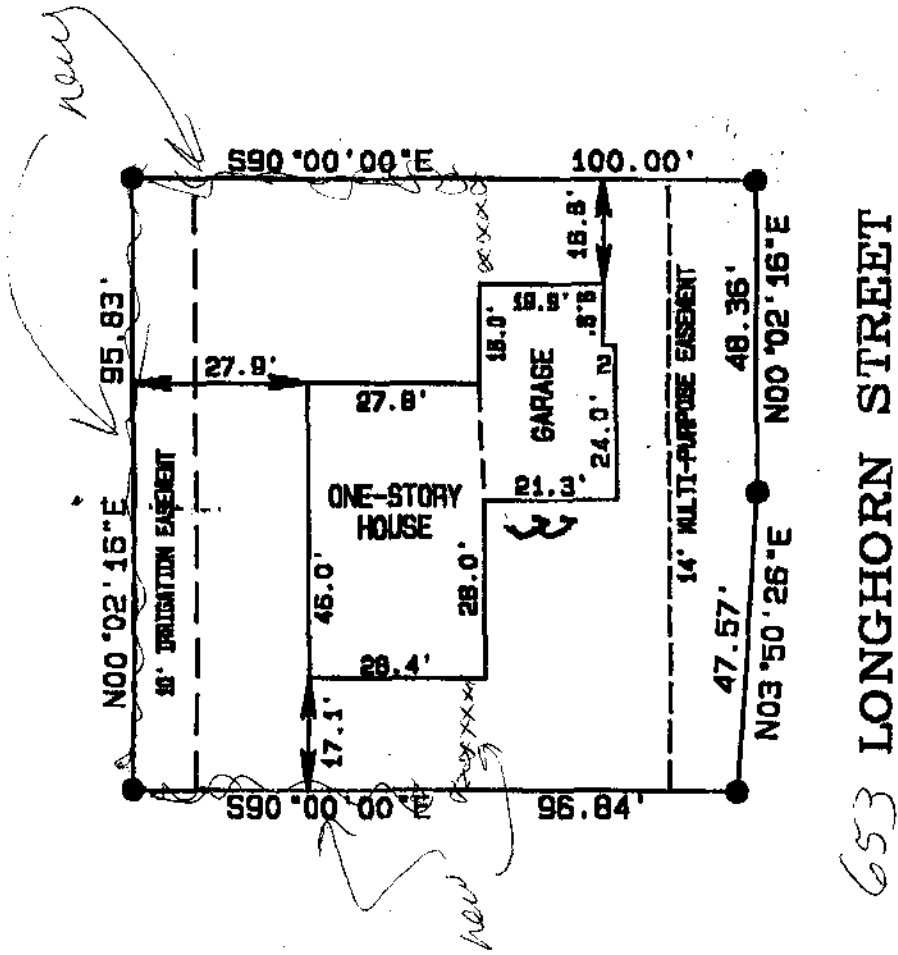
Applicant's Signature Ron Stoneburner Date 5/12/00
Community Development's Approval Ronnie Edwards Date 5/12/00
City Engineer's Approval (if required) N/A Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

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PROPERTY DESCRIPTION

LOT 5, BLOCK 2
WESTWOOD RANCH SUBDIVISION
FILING NO. TWO



IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for FIDELITY MORTGAGE 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, March 6, 2000 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 apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Michael W. Orissel
 MICHAEL W. ORISSEL PLS 20677
 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR

3-20-00
 DATE

STREET ADDRESS = 653 LONGHORN STREET

NOTE: THE STRUCTURE LOCATION MEETS CITY OF GRAND JUNCTION SET-BACK REQUIREMENTS AND CITY APPROVED SITE PLAN



SCALE 1" = 30'
 ● FD. PIN & CAP

D H SURVEYS INC.
 118 OURAY AVE - GRAND JUNCTION, CO.
 (970) 245-8749