

FEE \$10.00

PERMIT # 11256



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

[Handwritten signature]

PLOT PLAN

PROPERTY ADDRESS 200 Texas Ave
TAX SCHEDULE NO 2945-113-03-022
PROPERTY OWNER Kendall & Mary Carmichael
OWNER'S PHONE 242-1158
OWNER'S ADDRESS 200 Texas Ave
CONTRACTOR Self
CONTRACTOR'S PHONE
CONTRACTOR'S ADDRESS
FENCE MATERIAL cedar pickets
FENCE HEIGHT 6'

See attached circle area/section to be replaced with cedar/was chain length

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-5
SPECIAL CONDITIONS

SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater. Side 5' from PL Rear 25' 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 M. Cathy Greenlund
Community Development's Approval C. Jaye Gibson
City Engineer's Approval (if required)

Date 9-6-01
Date 9/6/01
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)

589°48'E 93'

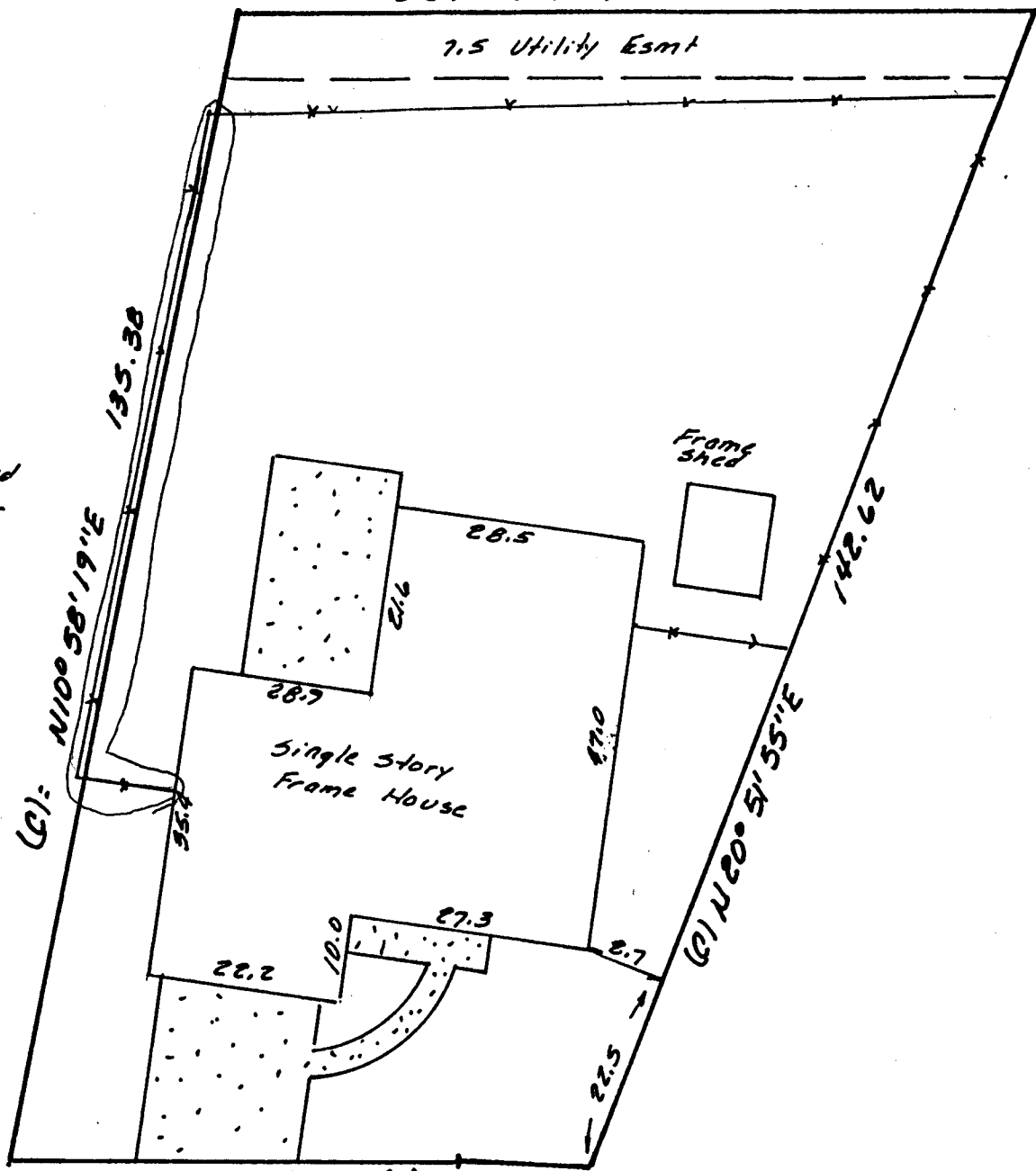
7.5 Utility Esmt

N



Scale 1" = 20'

(C) = Calculated Bearing or Distance



589°48'E 50.98 (C) (C) R=325
A=348.20
E=17.02
Street 200 feet

This property does not fall within any apparent flood plain.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 17 in Block 6, Sherwood Addition according to the amended Plat of Blocks 6 to 14, Recorded in Plat Book 7 at Page 93, Mesa County, Colorado.

Legal Description and Easements of Record provided by First American Title Insurance Company, Commitment No. 120672A.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Uniifrst Mortgage Corp. that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this date 6/14/95, except utility connections are entirely within the