

FEE \$10.00

PERMIT # 11568



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 1211 Colorado Ave

TAX SCHEDULE NO. 2945-133-19-002

PROPERTY OWNER Mary Simpson

OWNER'S PHONE 245-1178

OWNER'S ADDRESS 381A Explorer Ct

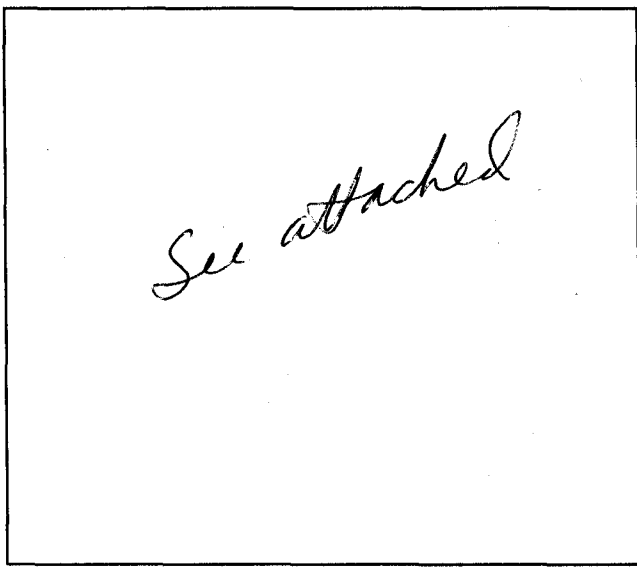
CONTRACTOR Self

CONTRACTOR'S PHONE _____

CONTRACTOR'S ADDRESS _____

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 R-O

SPECIAL CONDITIONS _____

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 Mary Simpson

Community Development's Approval Ronnie Edwards

City Engineer's Approval (if required) N/A

Date 2/7/01

Date 2/7/01

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)

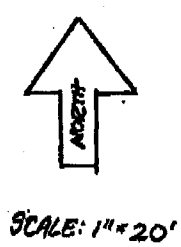
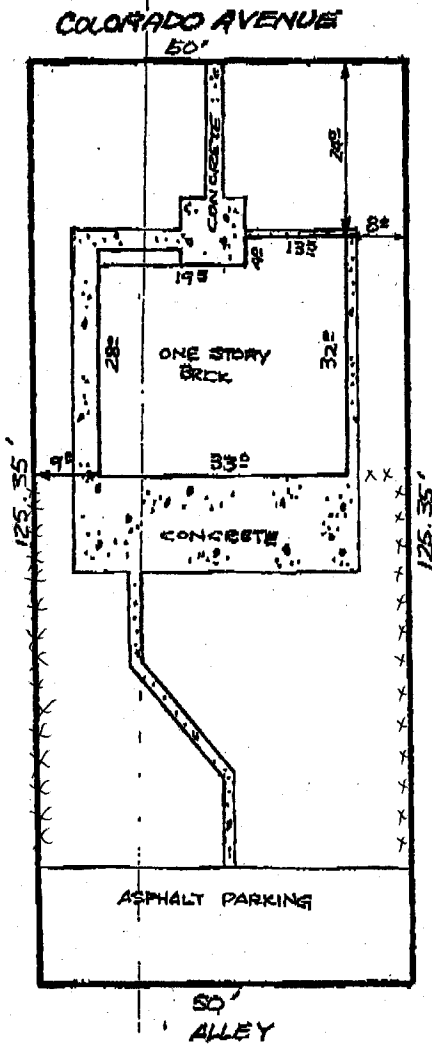
IMPROVEMENT LOCATION CERTIFICATE

1211 COLORADO AVENUE, GRAND JUNCTION.

LOTS 3 AND 4 IN BLOCK "M" OF KEITH'S ADDITION TO THE CITY OF GRAND JUNCTION,
MESA COUNTY, COLORADO.

Western Colorado Title #1200-5

Simpson Acct.

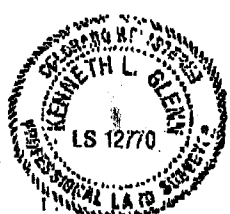


SCALE: 1" = 20'

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.
I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR
F.B.S. Mortgage Corp., 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, 12/4/91 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE
BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENGROACHMENTS 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. Glenn
KENNETH L. GLENN R.L.S. 12770



SURVEYIT		MAILING: 2004 NORTH 12th, SUITE 7 GRAND JUNCTION, CO. 81501
PHONE: 303-248-3777	FAX 241-4847	by GLENN
SURVEYED BY: <i>K.G.</i>	DATE SURVEYED: <i>12-4-91</i>	
DRAWN BY: <i>L.T.</i>	DATE DRAWN: <i>12-4-91</i>	
REVISION:	SCALE: <i>1" = 20'</i>	