

FEES \$10.00

PERMIT # 11062

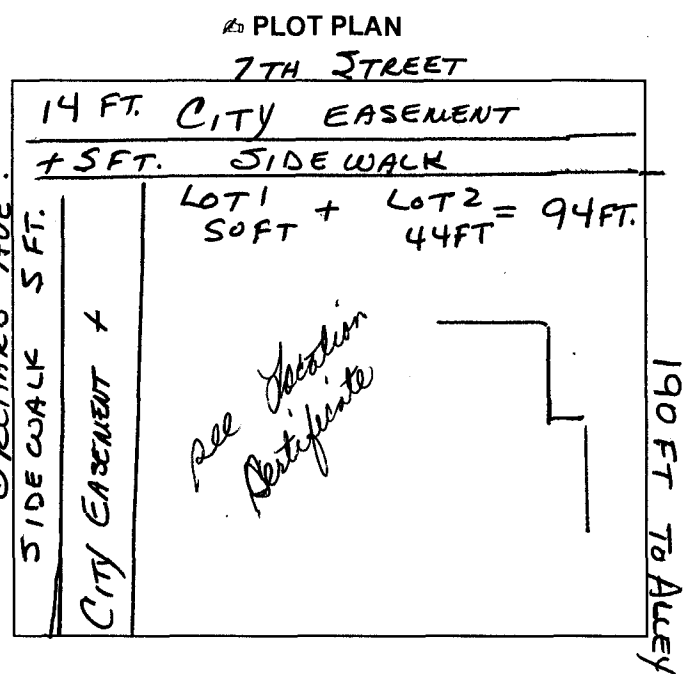
# FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 1904 NORTH 7TH  
 TAX SCHEDULE NO. 2945-111-06-019  
 PROPERTY OWNER ROYCE MARIANNA GIBSON  
 OWNER'S PHONE 970-263-9725  
 OWNER'S ADDRESS SAME  
 CONTRACTOR SELF  
 CONTRACTOR'S PHONE SAME  
 CONTRACTOR'S ADDRESS "  
 FENCE MATERIAL WOOD  
 FENCE HEIGHT 6 FOOT



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

SETBACKS: Front 20' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater.  
 Side 5' 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 Marianna Gibson  
 Community Development's Approval Abel Aragon  
 City Engineer's Approval (if required) \_\_\_\_\_

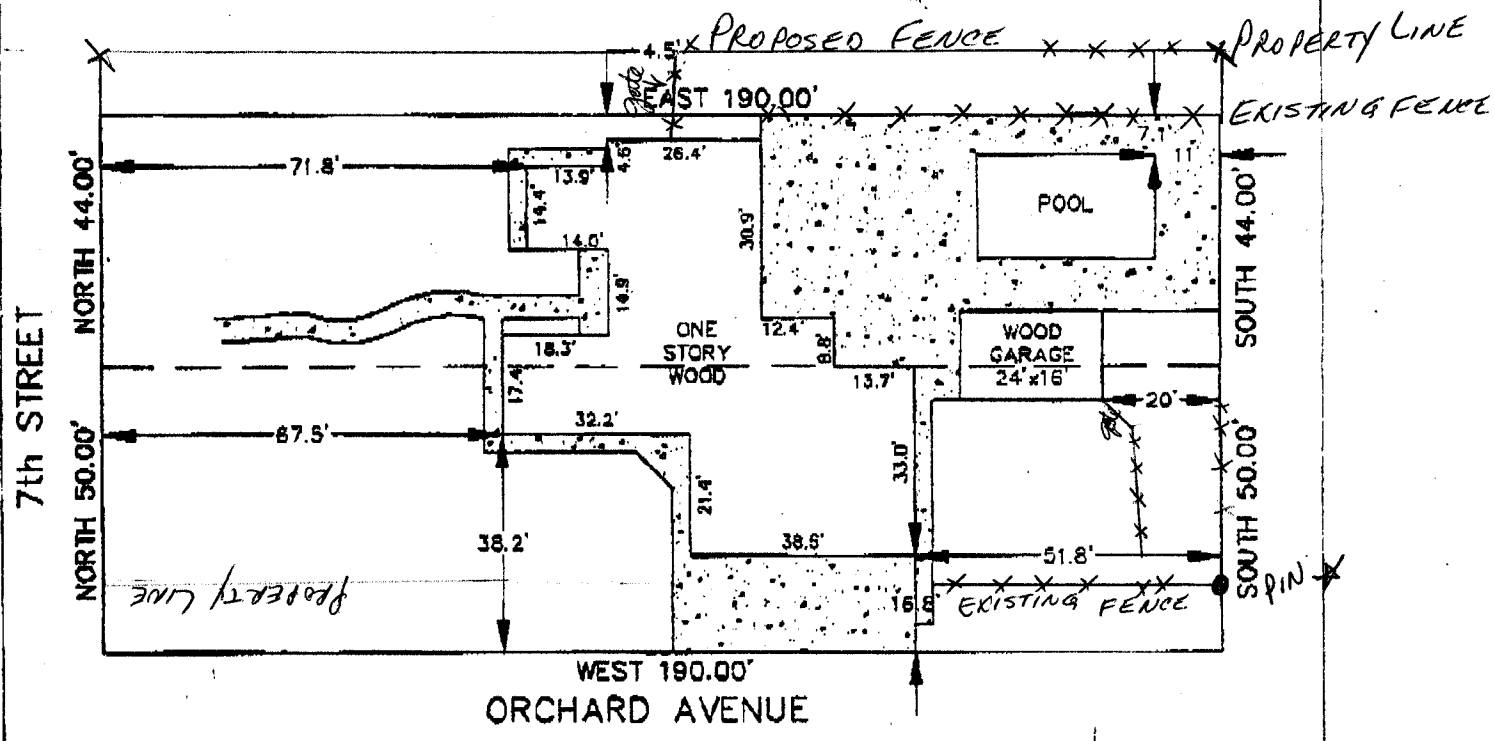
Date 4/20/01  
 Date 4/20/01  
 Date \_\_\_\_\_

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

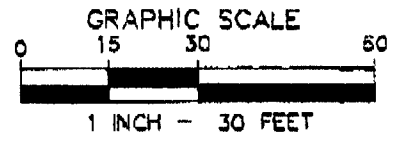
# IMPROVEMENT LOCATION CERTIFICATE

1904 N. 7th Street, Grand Junction, CO 81501

Lot One (1) and the South 44 feet of Lot Two (2) in Block A of COLLEGE SUBDIVISION, according to the official plat thereof recorded in Plat Book No. 6 at Page 7, Official records of Mesa County, Colorado

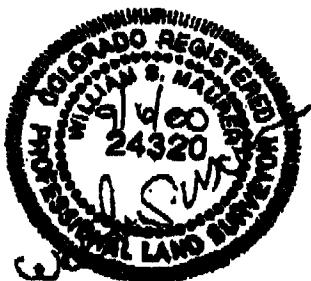


TITLE INFORMATION SUPPLIED BY:  
 Lawyer's Title Insurance  
 FILE NO:  
 ALTC-14734  
 BORROWER:  
 Gibson



I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Unifirst Mortgage 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 LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 9/6/00 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 OF 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.

William S. Maurer 9/6/2000  
 WILLIAM S. MAURER, PLS. 24320



Applied Earth Sciences, Inc.  
 PROFESSIONAL LAND SURVEYORS

734 Main Street  
 Grand Junction, CO 81501  
 Ph: 970-248-3559  
 FAX: 970-248-9069

SURVEYED BY: jw  
 JOB No. 20621

SURVEY DATE: 9/6/00  
 REQUESTED BY: Unifirst Mortgage