

FEE \$10.00

PERMIT # 11509

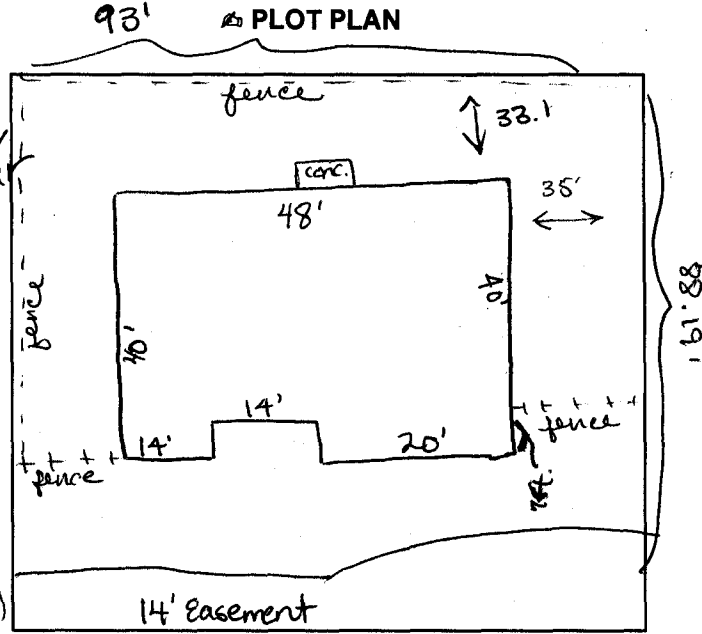


FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 637 Roundtable rd.
 TAX SCHEDULE NO. 2943-043-64-002
 PROPERTY OWNER Heide Nivar + Frank Nivar
 OWNER'S PHONE 434-4427
 OWNER'S ADDRESS 637 Roundtable rd
 CONTRACTOR _____
 CONTRACTOR'S PHONE _____
 CONTRACTOR'S ADDRESS _____
 FENCE MATERIAL Cedar
 FENCE HEIGHT 6 ft.



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 RSF-4
 SPECIAL CONDITIONS _____

SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater.
 Side 7' 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 Heide Nivar
 Community Development's Approval Pae Bushman
 City Engineer's Approval (if required) _____

Date 10/12/01
 Date 10-12-01
 Date _____

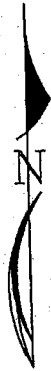
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

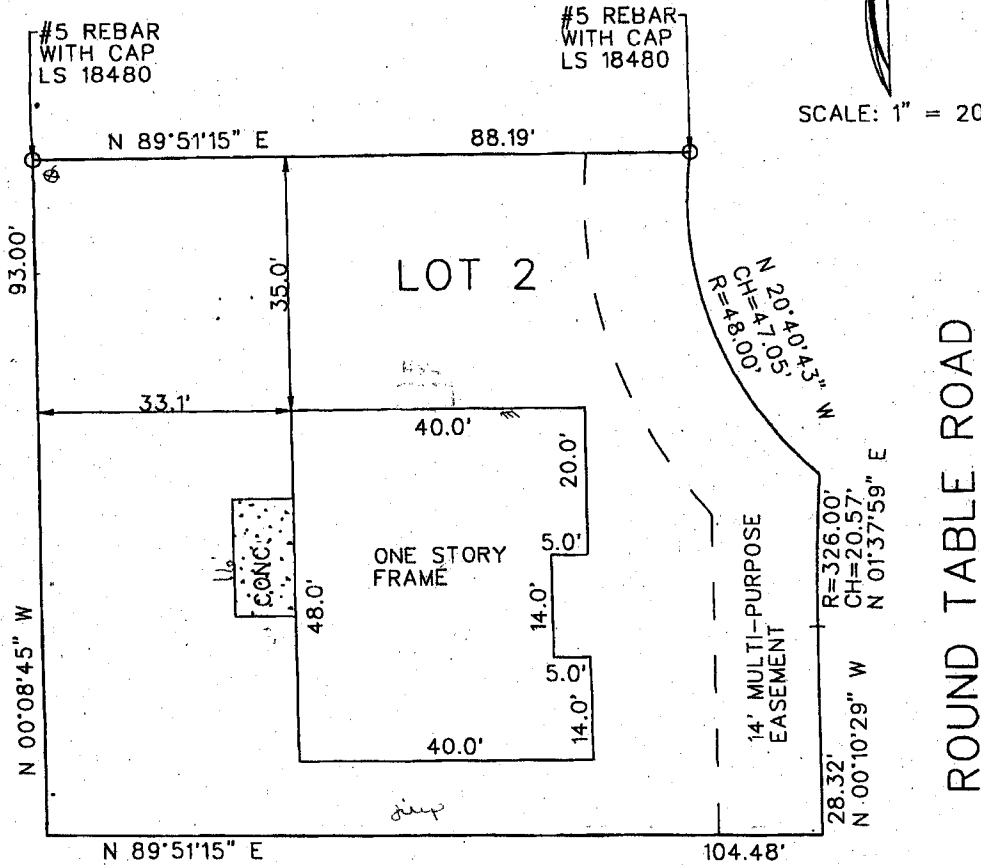
IMPROVEMENT LOCATION CERTIFICATE

637 ROUND TABLE ROAD

MERIDIAN LAND TITLE #43928
 NIVAR ACCOUNT
 LOT 2 IN BLOCK 6 OF MOUNTAIN VISTA
 SUBDIVISION, MESA COUNTY, COLORADO.



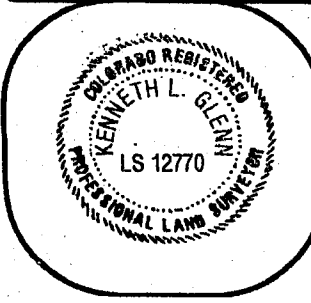
SCALE: 1" = 20'



I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR BANK OF GRAND JCT.
 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, 9/13/2000 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 EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS
 NOTED.

● = FOUND PIN

KENNETH L. GLENN R.L.S. 12770



SURVEYIT

by **GLENN**

PHONE: 970-245-3777 FAX: 241-4847
 MAILING: 2754 COMPASS DRIVE
 SUITE 195
 GRAND JUNCTION, CO. 81506

SURVEYED BY: K.G.	DATE SURVEYED: 9/13/2000
DRAWN BY: C.R.	DATE DRAWN: 9/13/2000
REVISION:	SCALE: 1" = 20'