

FEE \$10.00

PERMIT # 11261



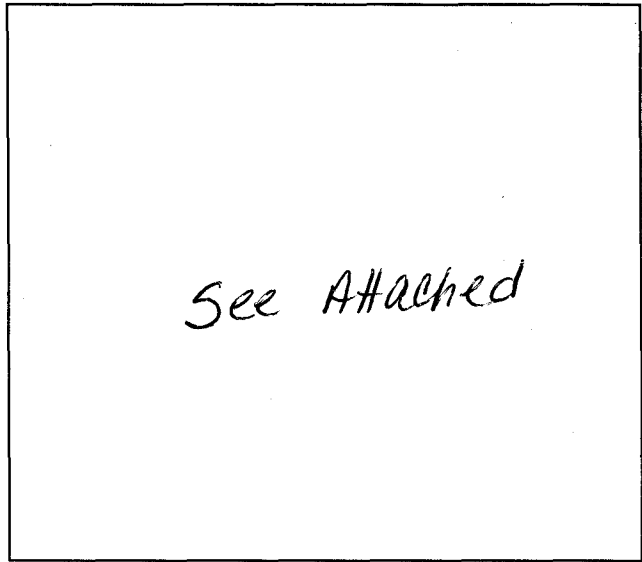
FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Handwritten initials

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 656 Garrett Way
TAX SCHEDULE NO 2945-032-82-002
PROPERTY OWNER Todd C. & Tammy D. Igo
OWNER'S PHONE 970-243-7614
OWNER'S ADDRESS 656 Garrett Way
CONTRACTOR Todd Igo
CONTRACTOR'S PHONE 970-243-7614
CONTRACTOR'S ADDRESS Same
FENCE MATERIAL Cedar
FENCE HEIGHT 6 feet



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 Allowed to go on property line

SETBACKS: Front from property line (PL) or from center of ROW, whichever is greater.
Side from PL Rear 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 [Signature]
Community Development's Approval [Signature]
City Engineer's Approval (if required)

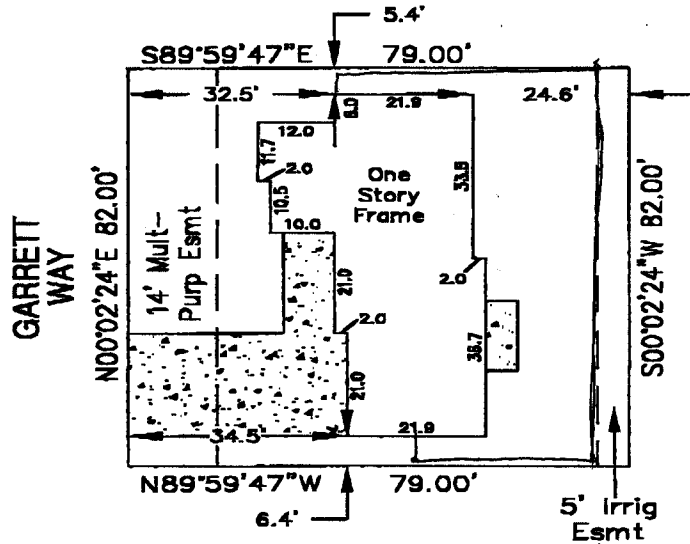
Date 9-7-2001
Date 9/7/2001
Date

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

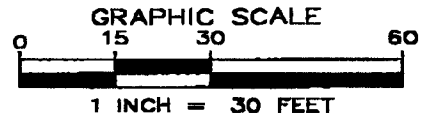
IMPROVEMENT LOCATION CERTIFICATE

656 Garret Way, Grand Junction, CO 81505

Lot 2 in Block 2 of GARRETT ESTATES SUBDIVISION, Mesa County, Colorado



NORTH



TITLE INFORMATION SUPPLIED BY:
 Community First Bank
 FILE NO:
 50511
 BORROWER:
 lgo

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Community First Bank, 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 8/21/01, 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.

James L. White 8/21/01
 James L. White PLS 31170



Grand Valley Surveying
 P.O. Box 41059
 Grand Junction, CO 81504
 (970) 243-5487 (phone/fax)
 (970) 261-9010 (cell)



SURVEYED BY: jw	SURVEY DATE: 8/21/01
DRAWN BY: rt	REQUESTED BY: Community First Bank
JOB No. 133	