



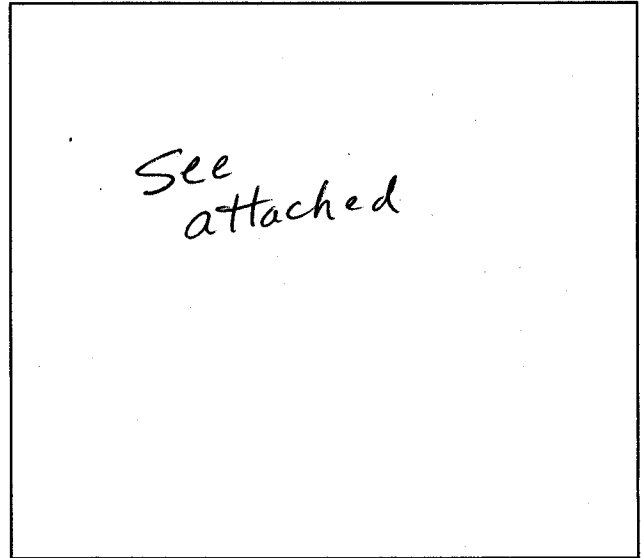
FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

Ad

PLOT PLAN

PROPERTY ADDRESS 854 Santa Clara
TAX SCHEDULE NO 2945 234-01-017
PROPERTY OWNER Pat Ryan
OWNER'S PHONE 245-4398 (970)
OWNER'S ADDRESS 854 Santa Clara
CONTRACTOR Self
CONTRACTOR'S PHONE
CONTRACTOR'S ADDRESS
FENCE MATERIAL Wood
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). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

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 4.1.J 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 Yes [Signature]
Community Development's Approval Dayleen Henderson
City Engineer's Approval (if required)

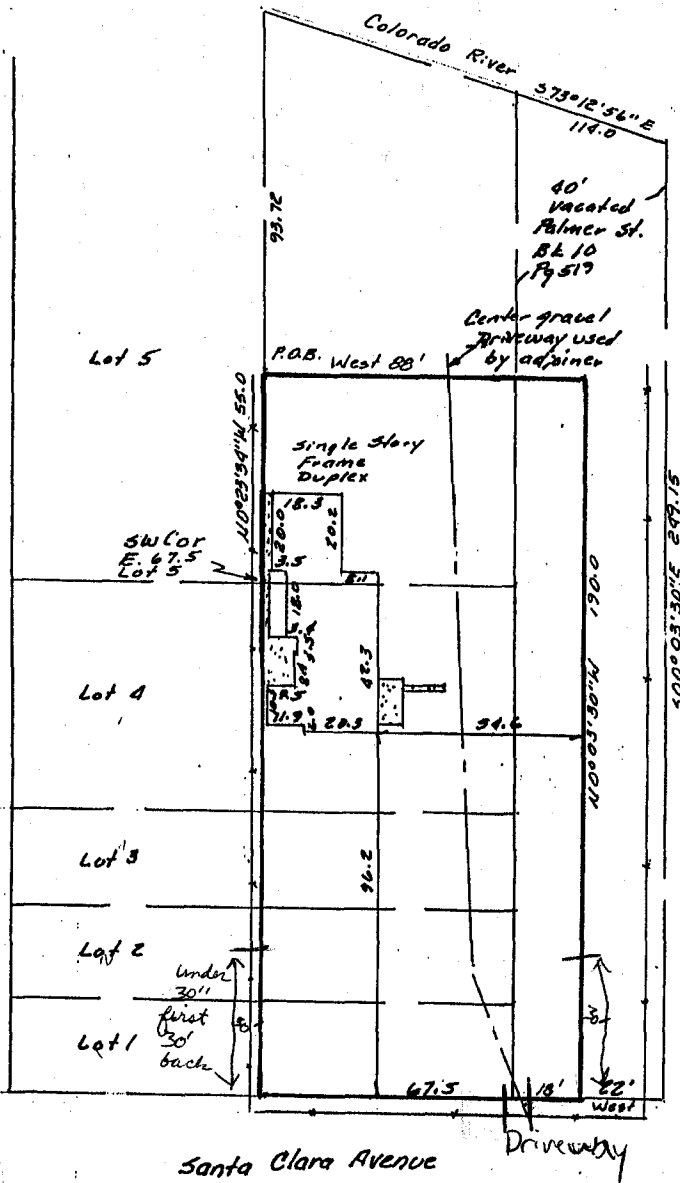
Date 12/19/01
Date 12-19-01
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

N



Scale 1"=40'



Santa Clara Avenue

Driveway

This property does not fall within any apparent flood plain.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: See Attached
Legal Description and Easements of record provided by American Land Title
File No. ALTC 10683.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for
Mesa National 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.

I further certify that the improvements on the above described parcel on this
date 12/15/95, except utility connections are entirely within the
boundaries of the parcel, except as shown, that there 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.



Cecil D. Caster
Registered Professional Land Surveyor
P.L.S. Number 24943

COPY

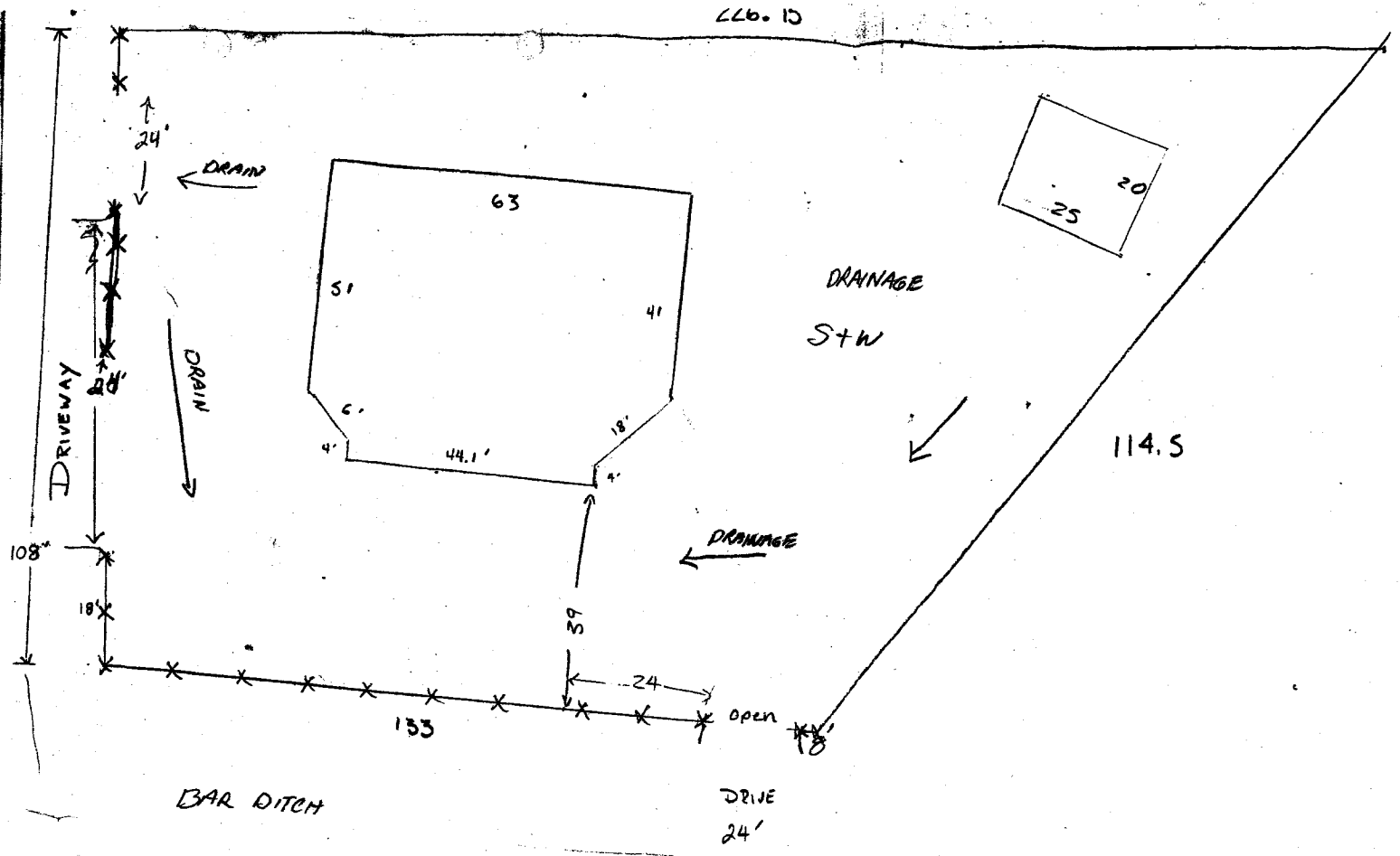


Monument Surveying Co.
755 Rood Avenue
Grand Junction Co. 81501

245-4189 T1C 95-549 12/18/95

Ryan property
854 Santa Clara Avenue

LL6. 10



SCALE: 1" = 20'

ACCEPTED SLC 12/13/01
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES