



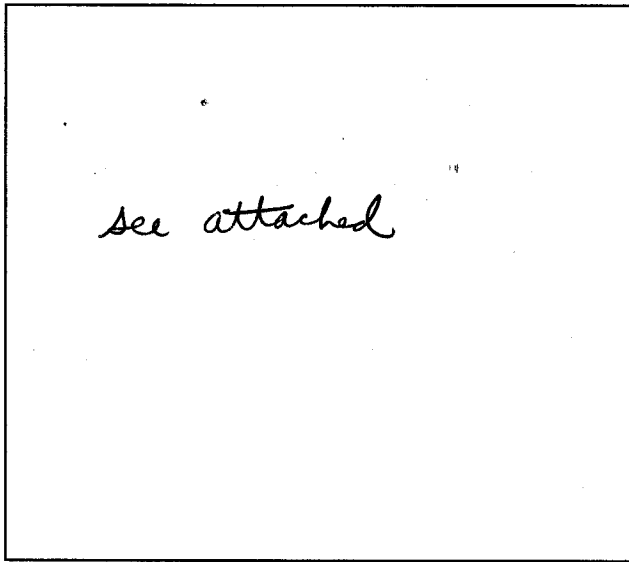
FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

ac

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 654 Garrett Way
TAX SCHEDULE NO 2945-032-82-001
PROPERTY OWNER Derek M. Trombetta
OWNER'S PHONE 970-245-0610
OWNER'S ADDRESS 654 Garrett Way
CONTRACTOR self
CONTRACTOR'S PHONE as above
CONTRACTOR'S ADDRESS as above
FENCE MATERIAL cedar
FENCE HEIGHT 6' (backyard)



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 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 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.

for Derek Applicant's Signature [Signature]

Date 9-26-02

Community Development's Approval [Signature]

Date 9-26-02

City Engineer's Approval (if required)

Date

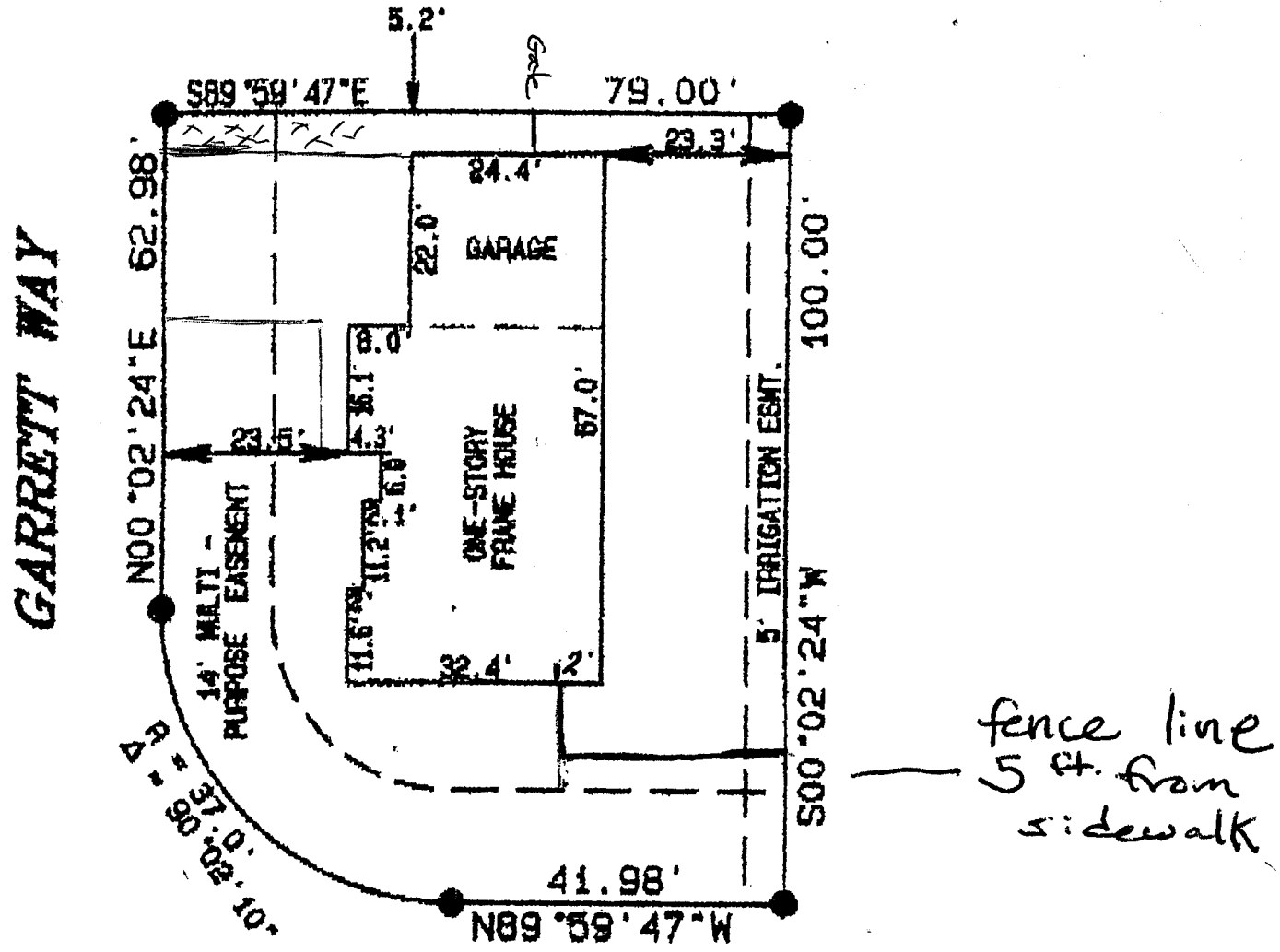
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

PROPERTY DESCRIPTION

LOT 1, BLOCK 2

GARRETT ESTATES SUBDIVISION

STREET ADDRESS = 654 GARRETT WAY



IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for [NC] that it is not a land survey plat or improvement survey and it is not to be relied upon for the establishment of fence, other future improvement lines. I further certify that the improvements shown on the above described parcel on this date, July 13, 2001 except for encroachments, are entirely within the boundaries of the parcel, except where there are no encroachments upon the described premises by