

FEE \$10.00

PERMIT #

11867



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 657 Starlight Drive
 TAX SCHEDULE NO 2943-042-66-006
 PROPERTY OWNER Kevin Carville
 OWNER'S PHONE 434-4333
 OWNER'S ADDRESS 657 Starlight Drive
 CONTRACTOR Rip Roaring
 CONTRACTOR'S PHONE 257-1337
 CONTRACTOR'S ADDRESS 2986 Summerbrook Drive
 FENCE MATERIAL 6' 6" cedar (dog ear)
 FENCE HEIGHT 6'

see attached

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 PD SETBACKS: Front 23' from property line (PL) or
 SPECIAL CONDITIONS _____ from center of ROW, whichever is greater.
 Side 0 from PL Rear 0 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 Mandy Pohl Date 6/6/02
 Community Development's Approval Pat Bushman Date 6/6/02
 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)



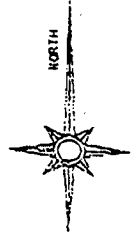
ANNON SURVEYING

ILC'S
 BOUNDARY
 CONSTRUCTION

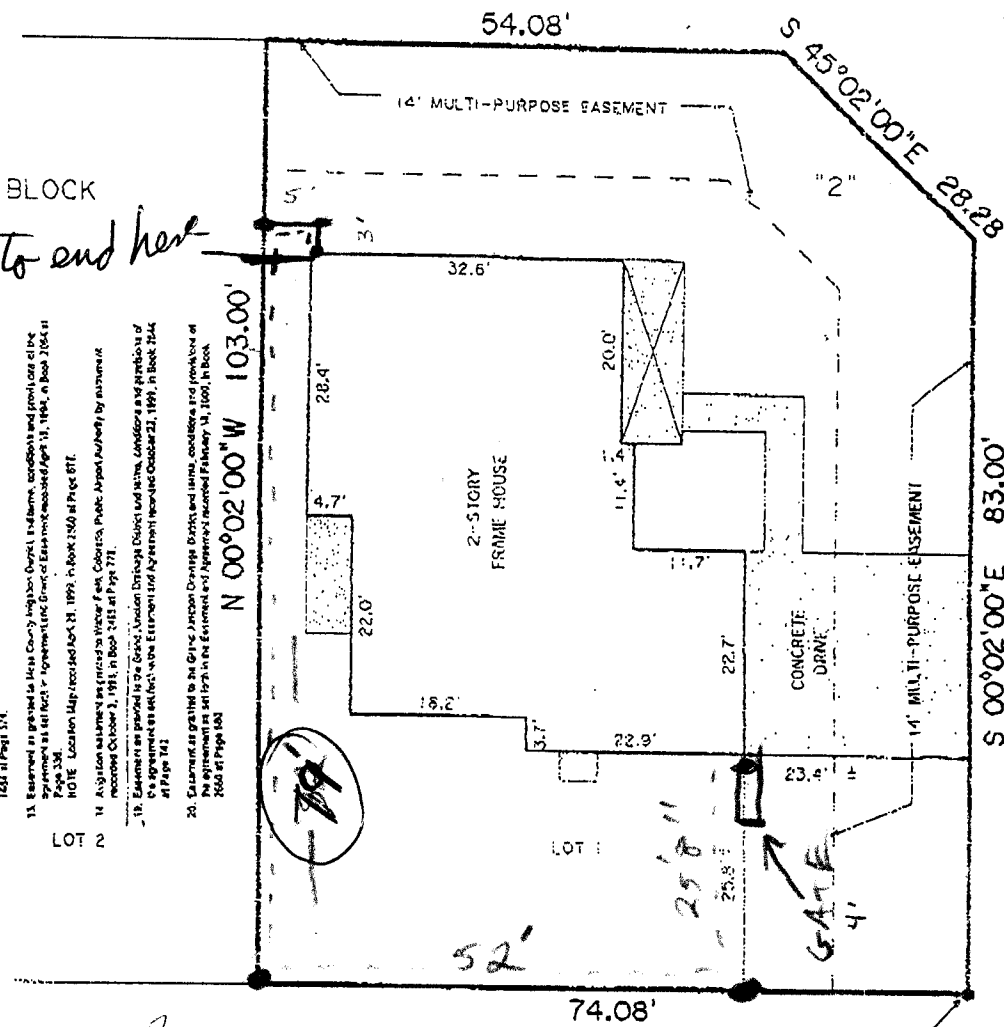
3847 N. River Road Palisade, CO 81526 (970) 464-6595 Fax (970) 464-6585

IMPROVEMENT LOCATION CERTIFICATE

BENTLEY DRIVE
 44' S.O.W.



SCALE: 1" = 20'



Fence to end here

Fence runs 3 1/2" inside property line

6' Cedar (Dog Ear)
 Stained to match

as amended - OK, SLS 6-5-02

10. Copy of the Property or a survey book is recorded in the records in Colorado. The location of the improvement is described in the record of the Property.
11. Easement is granted in the Grand Junction Orange District and is subject to the provisions of the agreement as set forth in the Estoppel and Agreement recorded on July 22, 1984, in Book 446 of Page 87.
12. Easement is granted in the Grand Junction Orange District and is subject to the provisions of the agreement as set forth in the Estoppel and Agreement recorded on October 11, 1987, in Book 463 of Page 57.
13. Easement is granted in the Grand Junction Orange District and is subject to the provisions of the agreement as set forth in the Estoppel and Agreement recorded on April 11, 1984, in Book 454 of Page 38.
14. Easement is granted in the Grand Junction Orange District and is subject to the provisions of the agreement as set forth in the Estoppel and Agreement recorded on February 11, 1980, in Book 448 of Page 180.
15. Easement is granted in the Grand Junction Orange District and is subject to the provisions of the agreement as set forth in the Estoppel and Agreement recorded on October 23, 1987, in Book 454 of Page 72.
16. Easement is granted in the Grand Junction Orange District and is subject to the provisions of the agreement as set forth in the Estoppel and Agreement recorded on February 11, 1980, in Book 448 of Page 180.
17. Easement is granted in the Grand Junction Orange District and is subject to the provisions of the agreement as set forth in the Estoppel and Agreement recorded on October 23, 1987, in Book 454 of Page 72.
18. Easement is granted in the Grand Junction Orange District and is subject to the provisions of the agreement as set forth in the Estoppel and Agreement recorded on February 11, 1980, in Book 448 of Page 180.
19. Easement is granted in the Grand Junction Orange District and is subject to the provisions of the agreement as set forth in the Estoppel and Agreement recorded on October 23, 1987, in Book 454 of Page 72.
20. Easement is granted in the Grand Junction Orange District and is subject to the provisions of the agreement as set forth in the Estoppel and Agreement recorded on February 11, 1980, in Book 448 of Page 180.

NOTES:

1. A BOUNDARY SURVEY IS RECOMMENDED.
2. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

Covered
 Overhang

PURCHASER: KEVIN CARVILLE 434-4333
 CASE NO.: C0143260 REVISION A
 FIRST AMERICAN TITLE, GU
 ADDRESS: 657 STARLIGHT DR., GU (Builder) 257-1337
 DATE: 3/18/2002

LEGAL DESCRIPTION

LOT 1 IN BLOCK 2 OF FAIRCLOUD SUBDIVISION, FILING NO. 2, COUNTY OF MESA, STATE OF COLORADO.

