

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

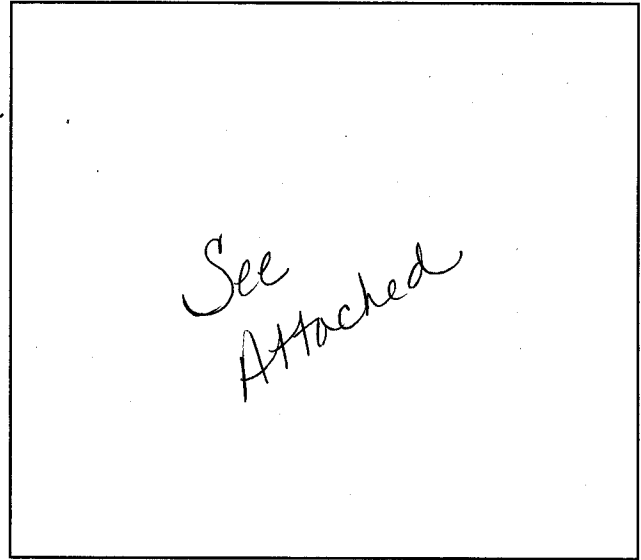


THIS SECTION TO BE COMPLETED BY APPLICANT

Handwritten initials 'AC' with a checkmark

PLOT PLAN

PROPERTY ADDRESS 679 Moonrise Ct.
 TAX SCHEDULE NO 2945-031-67-002
 PROPERTY OWNER Mr. + Mrs. McKenna
 OWNER'S PHONE 970-256-7227
 OWNER'S ADDRESS _____
 CONTRACTOR Taylor Fence Co.
 CONTRACTOR'S PHONE 970-241-1473
 CONTRACTOR'S ADDRESS 832 2 1/2 Road
 FENCE MATERIAL Cedar
 FENCE HEIGHT 6'



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 RSF-4 SETBACKS: Front 20' from property line (PL) or
 SPECIAL CONDITIONS 5' landscape strip required see site plan attached. _____ 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 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.

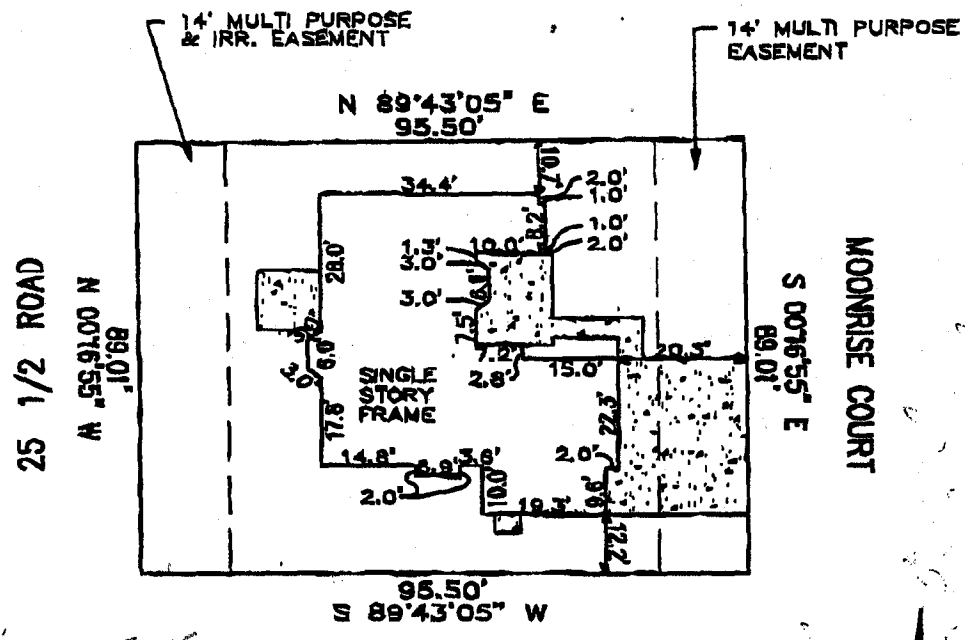
Applicant's Signature Donna M Mathieu Date 1-15-02
 Community Development's Approval C. Jaye Gibson Date 1/18/02
 City Engineer's Approval (if required) _____ Date _____

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)

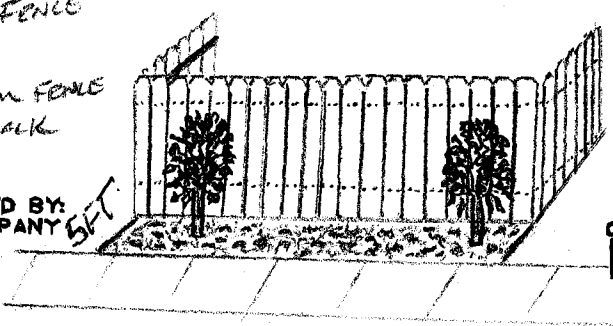
IMPROVEMENT LOCATION CERTIFICATE

Melissa
256 7227

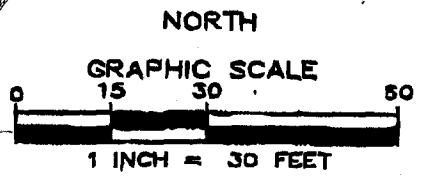
679 MOONRISE COURT, GRAND JUNCTION, CO 81505
LOT 2, MOONRISE EAST SUBDIVISION, MESA COUNTY, CO.



- 6' CEDAR FENCE
- 2 TREES
- BARK FROM FENCE TO SIDEWALK

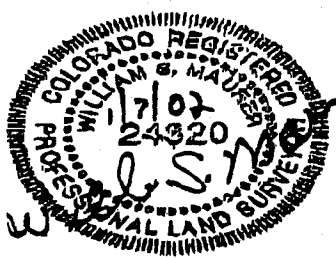



TITLE INFORMATION SUPPLIED BY:
FIRST AMERICAN TITLE COMPANY
FILE NO:
00143757 REV A
BORROWER:
MCKENNA



I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR MORTG. PORT. 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 01/07/02 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 PERMISES, 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.

William S. Maurer
WILLIAM S. MAURER PLS 24320



 Applied Earth Sciences, Inc. PROFESSIONAL LAND SURVEYORS		1227 23rd Street Suit 103 Grand Junction, CO 81501 Ph: 970-248-3559 FAX: 970-248-9069	
SURVEYED BY: KM		SURVEY DATE: 01/07/02	
JOB No. 2K2502		REQUESTED BY: MORTG. PORT.	
REVISION:			

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 256-4031



Conditions of approval for Landscape/Fence Permit located at 679 Moonrise Ct.

1. Have 90 days from date of approval to install the landscaping materials.
2. Trees need to be located 40 feet apart from one another.
3. Trees need to be deciduous shade trees
4. Ground cover needs to be shrubs, grass or some other type of vegetative ground cover. Bark may be used in between the shrubs. If using shrubs, then distance between them should be the recommended distance that is provided on the shrubs that you purchase.
5. I will include a plant list for plants that are recommended for the Grand Valley.



WORK ORDER

TAYLOR FENCE COMPANY

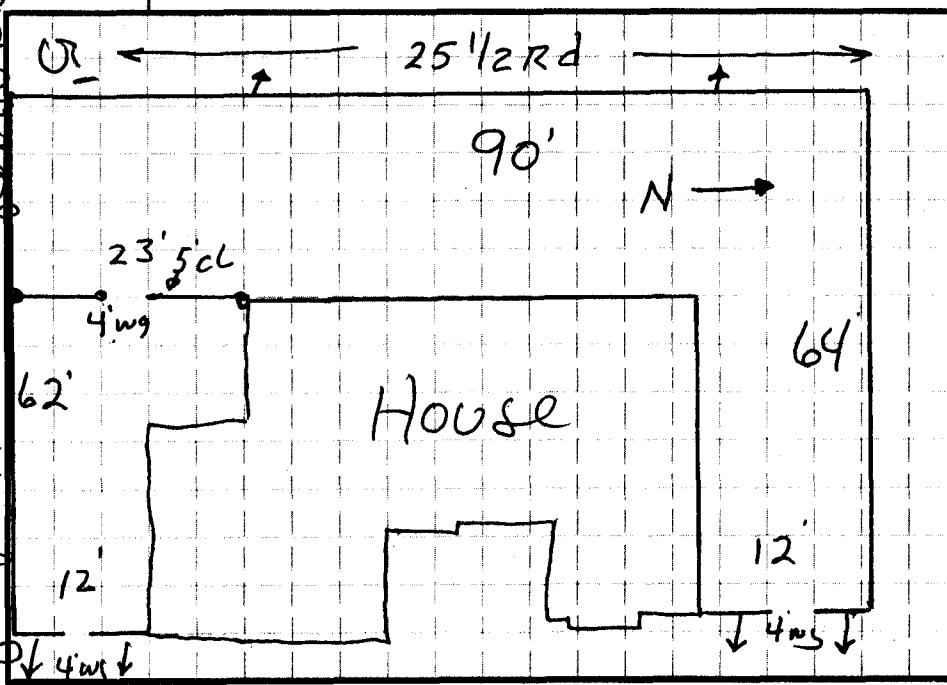
TO Mr + Mrs Scott McKenna
679 Moonrise Ct.
GJG 8150 S

DATE 1-13 2002 **W** 5829
PHONE 256-7227
CUSTOMER'S ORDER NO. cell 505-235-7861
SALESMAN Jerry O

TERMS 25 1/2 + ~~15~~ Rd

QUANTITY	DESCRIPTION	PRICE
240'	480 pcs 1x6x6 No1 clear cedar Set N nail	
35	4x4x8 cedar post Lockset	17923
90	2x4x8 cedar rails 3K rails per section	
6	2x4x10 cedar rails	
2	4'x6' wood walk gates	
	Ringshank galv nails	
19'	5'x11 1/2 chainlink with TW	
19'	1pc 1 3/8 x 21 055 Tube Top Rail	
2	1 5/8 x 7' Tube Line post	
2	1 5/8 x 1 3/8 Eye Tops	
23	Barless Tension wire + No 9 Rings	
4	2 3/8 x 7' Tube Ends complete	
1	4'x5' chainlink walk gate 2 3/8 Rail	
Notes		
on the Back and Front Lines Face The pickets outward		
on the side Line Face The		
Place the CL off The Back corner of The House on the south side		

Plans attached



Moonrise Ct.