

FEE \$10.00

PERMIT #

11707



FENCE PERMIT

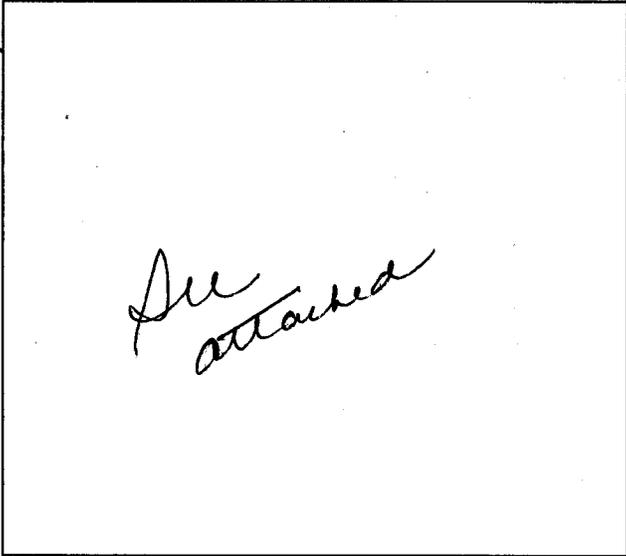
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

AL

PLOT PLAN

PROPERTY ADDRESS 1609 Dolores st
 TAX SCHEDULE NO 2945-233-09-002
 PROPERTY OWNER Leslie Spaysky
 OWNER'S PHONE 970-2550421
 OWNER'S ADDRESS 1609 Dolores st
 CONTRACTOR _____
 CONTRACTOR'S PHONE _____
 CONTRACTOR'S ADDRESS _____
 FENCE MATERIAL WOOD
 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 RMF-8
 SPECIAL CONDITIONS _____

SETBACKS: Front 20/25 from property line (PL) or _____ from center of ROW, whichever is greater.
 Side ~~10/5~~ 5/3 from PL Rear 10/5 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 Leslie M Spaysky
 Community Development's Approval Pac Bushman
 City Engineer's Approval (if required) _____

Date 03-25-02
 Date 03-25-02
 Date _____

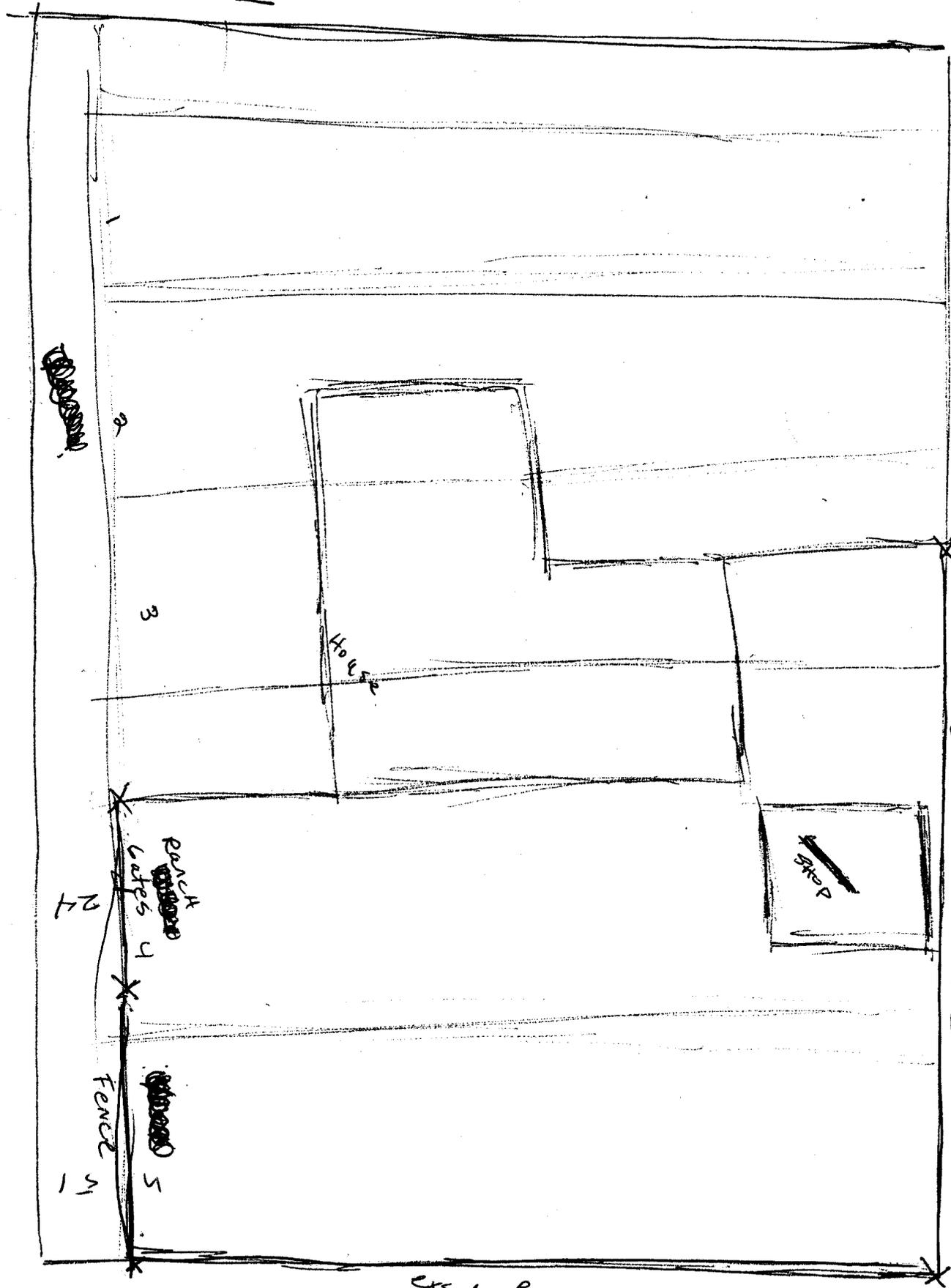
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

DOLORUS 1609

1



NORTH



existing & Private Fence

NOT to scale

Private existing Fence

CAD MARK

REAR CH
GATES 4

FENCE 5

HOLE

GRAP

IMPROVEMENT LOCATION CERTIFICATE

1809 DOLORUS STREET

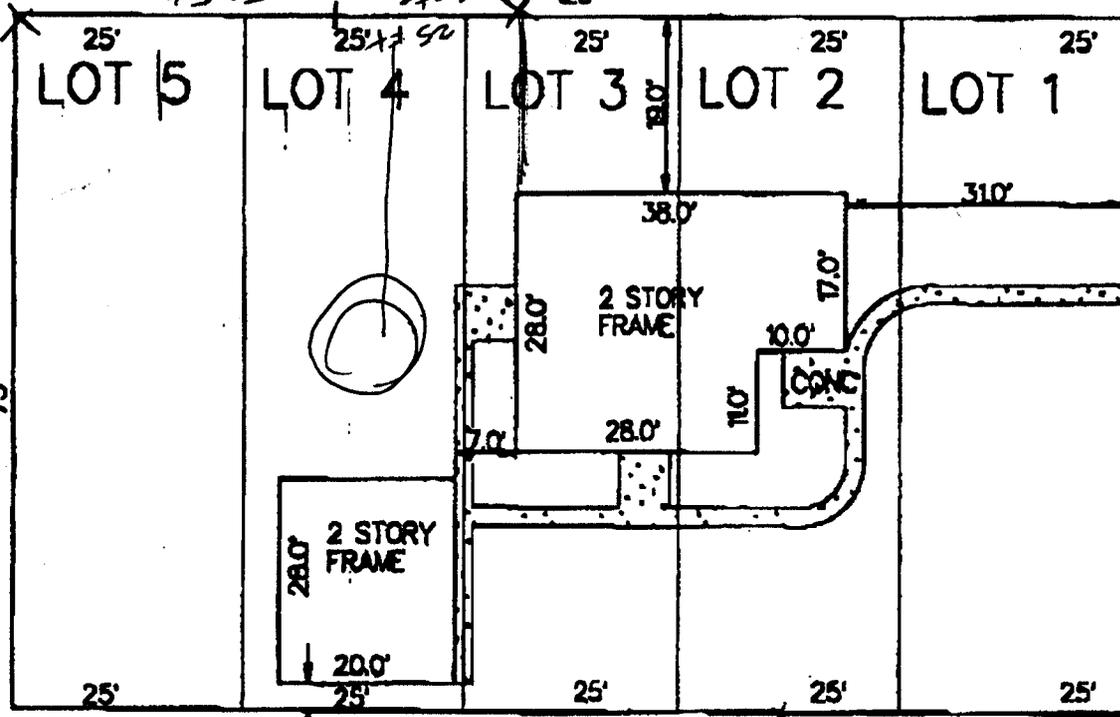
MERIDIAN LAND TITLE #24011
DROGE ACCT.
THE NORTH 75 FEET OF LOTS 1 THRU 5, BOTH INCLUSIVE IN BLOCK 4
OF ORCHARD MESA HEIGHTS, MESA COUNTY, COLORADO.



SCALE: 1" = 20'

*50 FT
PRIV
FENCE*

GRAND MESA AVENUE



DOLORUS STREET

11078 70

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR CENTENNIAL SAVINGS BANK

SHOWING THAT THERE ARE NO ENCUMBRANCES UPON THE PROPERTY DESCRIBED IN THIS CERTIFICATE...