FENCE PERMIT



GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

₩ THIS SECTION TO BE COMPLETED BY APPLICANT

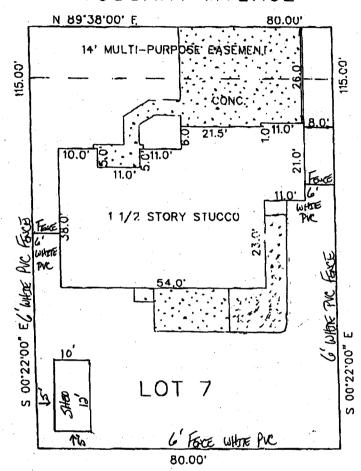
PROPERTY ADDRESS 2015 TUSCANT AT	PLOT PLAN
TAX SCHEDULE NO 2945-183-07-007	
PROPERTY OWNER JASW & LAUKA HOUN	
OWNER'S PHONE 970-248-9532	
	_
OWNER'S ADDRESS 2315 TUSCANT AVE 81503	- Allania d
CONTRACTOR LEAVESCAPEN	_ See Atlached
CONTRACTOR'S PHONE 201-8644	_
CONTRACTOR'S ADDRESS	_
FENCE MATERIAL WHITE PVC	
FENCE HEIGHT 6 FORT	
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.	
FINE SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE RSF-4	SETBACKS: Front 25' from property line (PL) or
SPECIAL CONDITIONS	
	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 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	Date <u>3/6/0</u> 2
Community Development's Approval 4/18/12 Mag	Date 3/0/02
City Engineer's Approval (if required)	Date
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section (White: Planning) (Yellow: Custome	

IMPROVEMENT LOCATION CERTIFICATE

2215 TUSCANY AVENUE

MERIDIAN LAND TITLE #53630 HOLM ACCOUNT LOT / IN BLOCK1 OF RENAISSANCE IN THE REDLANDS, MESA COUNTY, COLORADO.

TUSCANY AVENUE



SCALE: 1" = 20"

NOTE: A LAND SURVEY IS RECOMMENDED TO MORE ACCURATELY DETERMINE BUILDING SETBACKS.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR. that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment ...**.../30/0**1 . shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, FXCEPT AS NOTED.

= FOUND PIN

R.L.S. 12770 KENNETH L'GLENN



MAILING: 2754 COMPASS DRIVE SUITE 195 GRAND JUNCTION, CO. 81506 PHONE: 970-245-3777 by GLENN FAX: 241-4847 SURVEYED BY: DATE SURVEYED: ĸ.G. 1/30/01 DRAWN BY: DATE DRAWN: C.R. 1/30/01 REVISION: 1'' = 20'

SURVEYIT