

FEE \$10.00

PERMIT # 12455



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 1220 BONITO AVE
PROPERTY TAX NO: 2945-013-02-007
SUBDIVISION: Eagleton Sub
PROPERTY OWNER: ANNETTE COLLIER & CARRIE AMDS
OWNER'S PHONE: 263 8626
OWNER'S ADDRESS: 1220 Bonito
CONTRACTOR NAME: self
CONTRACTOR'S PHONE:
CONTRACTOR'S ADDRESS: front 4' Back 5'
FENCE MATERIAL & HEIGHT: wood / metal / chain link

PLOT PLAN

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 RMF-8 SETBACKS: Front 0' 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 [Signature] Date 7/9/03
Community Development's Approval [Signature] Date 7/11/03
City Engineer's Approval (if required) Date

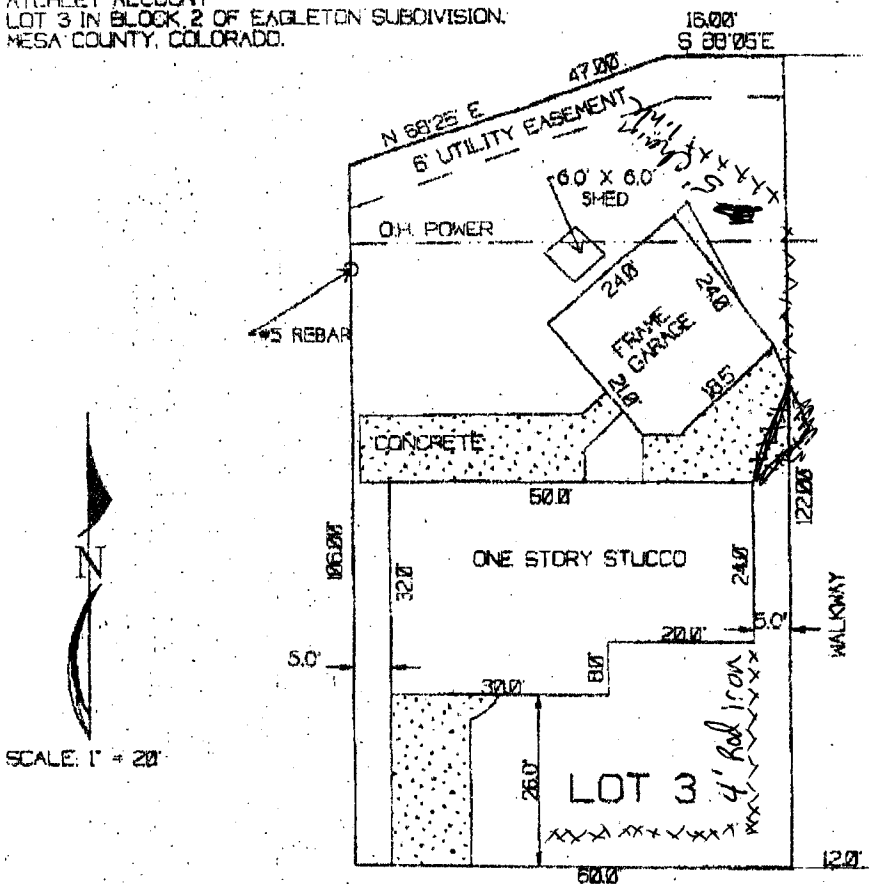
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

1-283D

IMPROVEMENT LOCATION CERTIFICATE

1220 BONITO AVENUE

ABSTRACT & TITLE
ATCHLEY ACCOUNT
LOT 3 IN BLOCK 2 OF EAGLETON SUBDIVISION:
MESA COUNTY, COLORADO.



SCALE: 1" = 20'

BONITO AVENUE

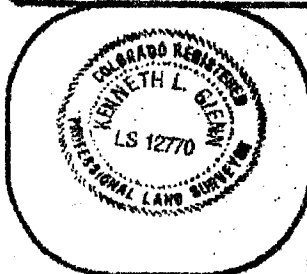
NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR BANKERS MORTGAGE

THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THE DATE 10/26/98 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 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, EXCEPT AS NOTED.

O = FOUND PIN

Kenneth L. Glenn
KENNETH L. GLENN R.L.S. 12770



SURVEYIT

PHONE: 970-245-3777 FAX: 241-4847



by GLENN

MAILING:
2754 COMPASS DRIVE
SUITE 195
GRAND JUNCTION, CO. 81508

SURVEYED BY:	K.G.	DATE SURVEYED:	10/26/98
DRAWN BY:	C.R.	DATE DRAWN:	10/26/98
REVISION:		SCALE:	1" = 20'