



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: <u>441 Mediterranean Way</u>	PLOT PLAN See attachment 5'6" high Cedar tight spacing
PROPERTY TAX NO: <u>2945-183-09-010</u>	
SUBDIVISION: <u>Renaissance</u>	
PROPERTY OWNER: <u>Thomas A. Hoffman</u>	
OWNER'S PHONE: <u>(970) 245-0406</u>	
OWNER'S ADDRESS: <u>441 Mediterranean Way</u>	
CONTRACTOR NAME: <u>4 Seasons Landscaping</u>	
CONTRACTOR'S PHONE: <u>241-1679</u>	
CONTRACTOR'S ADDRESS:	
FENCE MATERIAL & HEIGHT: <u>Cedar & 5'6"</u>	

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 _____ from center of ROW, whichever is greater.
 Side 0' from PL Rear 0' from PL

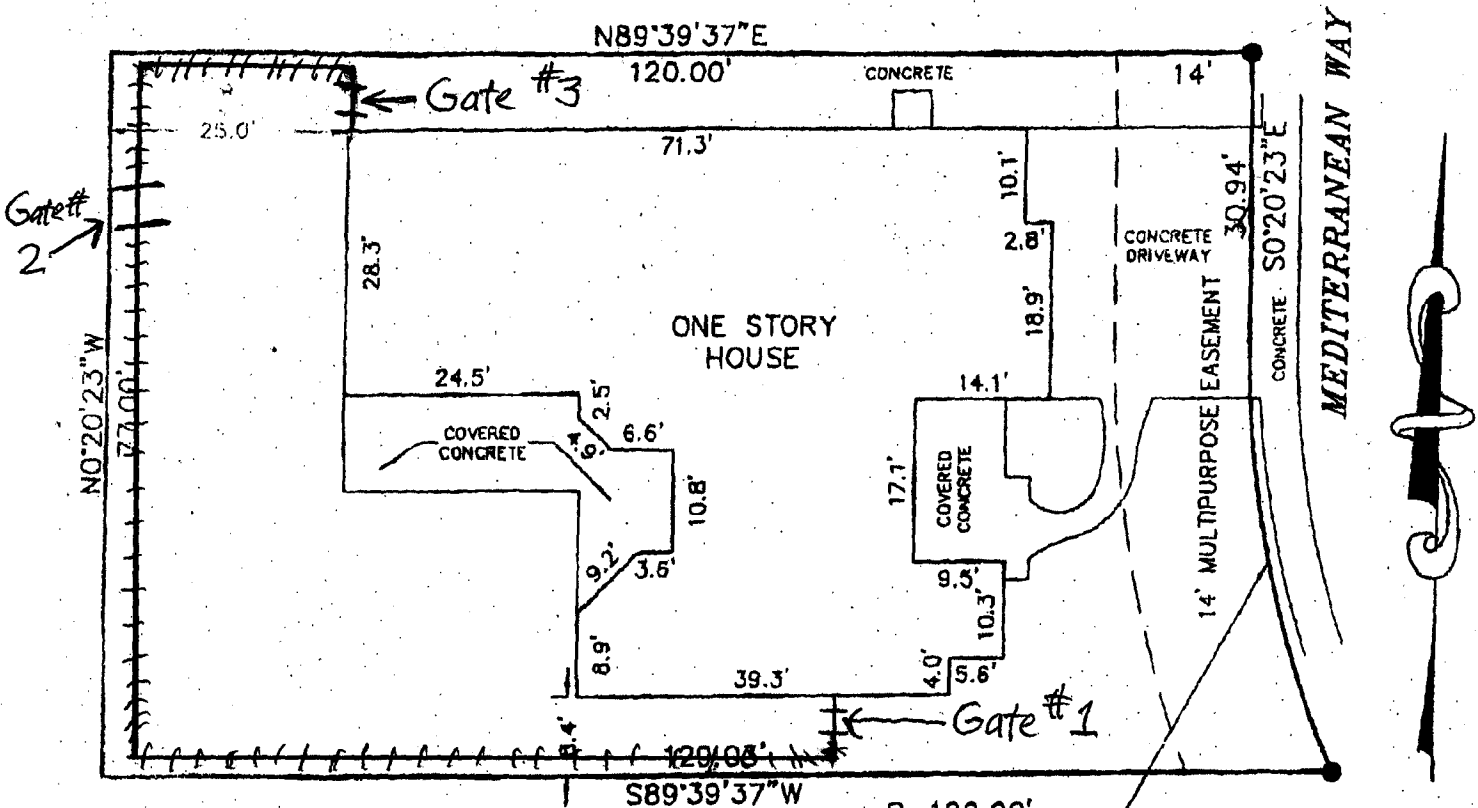
Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corner lot that extends past the rear of the house along the side yard or abuts an alley requires approval from the City Engineer (Section 4.1.J of the Grand Junction Zoning 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 Thomas A. Hoffman Date 12/17/03
 Community Development's Approval [Signature] Date 12/17/03
 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)



$R=122.00'$
 $A=47.23'$
 $CD=46.94'$
 $CB=N11^{\circ}25'49''W$
 $\Delta=22^{\circ}10'52''$

LEGEND:

- FOUND SURVEY MARKER

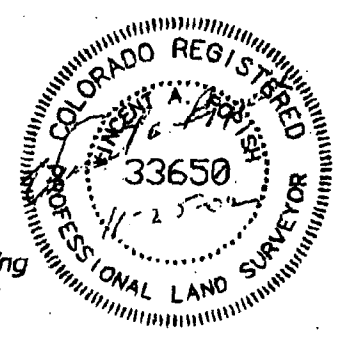
DESCRIPTION:

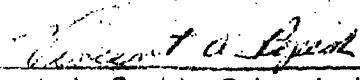
Lot 3 in Block 1 of RENAISSANCE IN THE REDLANDS FILING TWO, Mesa County, Colorado.

Taken from Meridian Land Title File No. 60019

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for Brent Pruett; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, November 25, 2002, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or 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.




 Vincent A. Poplsh, Colorado LS No. 33650