

FEE \$10.00

PERMIT # 13046



C

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 469 GUNNISON WAY	PLOT PLAN  See Attached
PROPERTY TAX NO: 2943-102-05-004	
SUBDIVISION: Grand Meadows	
PROPERTY OWNER: Jose Mendosa	
OWNER'S PHONE: 260-8484	
OWNER'S ADDRESS: 469 Gunnison Way	
CONTRACTOR NAME:	
CONTRACTOR'S PHONE:	
CONTRACTOR'S ADDRESS:	
FENCE MATERIAL & HEIGHT: 6' fence vinyl or cedar	

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-5 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 [Signature] Date \_\_\_\_\_

Community Development's Approval [Signature] Date 06/27/03

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)



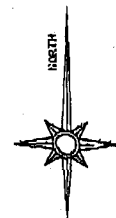
# ANNON SURVEYING

BOUNDARY  
CONSTRUCTION

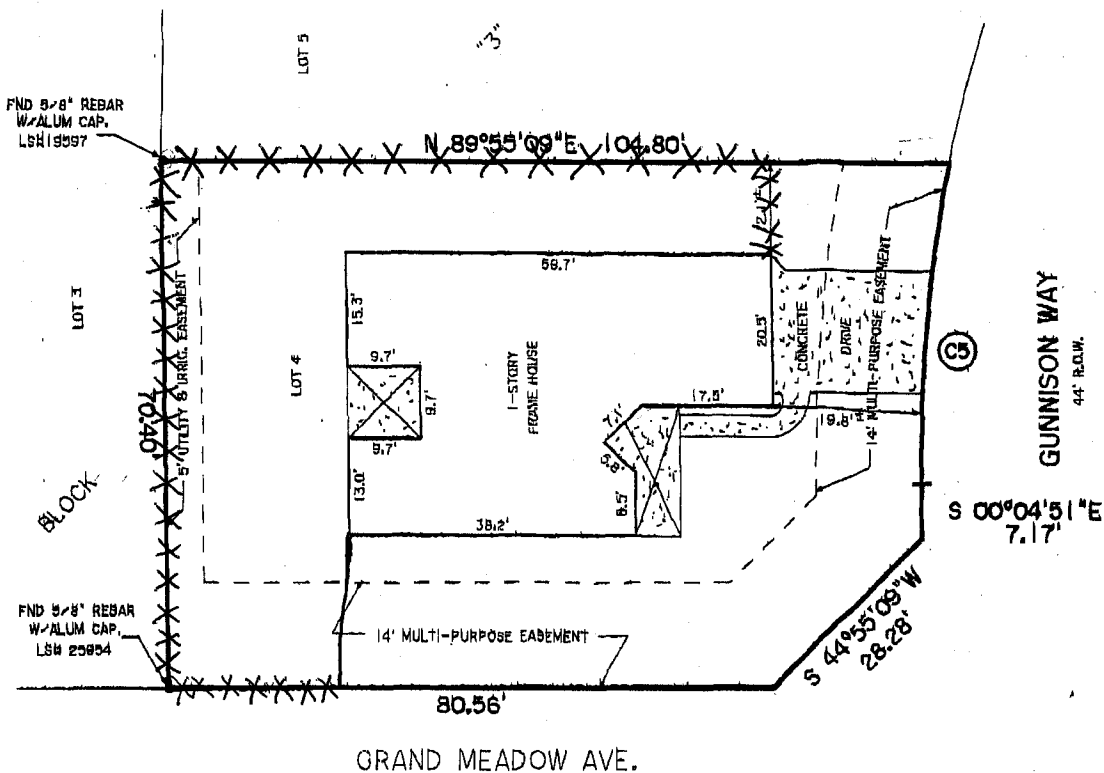
3847 N. River Road Palisade, CO 81526 (970) 464-6595 Fax (970) 464-6585

## IMPROVEMENT LOCATION CERTIFICATE

CURVE INFO. C5	
RADIUS	= 222.00'
LENGTH	= 43.8065'
TANGENT	= 21.8228'
CHORD	= 43.4359'
BEARING	= N05°32'00"E
DELTA	= 11°13'42"



SCALE: 1" = 20'



### NOTES:

1. A BOUNDARY SURVEY IS RECOMMENDED.
2. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

= Covered    = Overhdng  
 JOSE MENDOZA & ELIZABETH CALVILLO

PURCHASER: .....

CASE NO.: 63722 AMENDED I  
 MERIDIAN LAND TITLE, GJ

ADDRESS: 489 GUNNISON WAY, GJ

DATE: 5/31/2003

SCALE: 1" = 20'

### LEGAL DESCRIPTION

LOT 4 IN BLOCK 3 OF  
 GRAND MEADOWS  
 SUBDIVISION, MESA COUNTY,  
 COLORADO.



I hereby certify that this Improvement Location Certificate was prepared for WELLS FARGO HOME MORTGAGE, INC., that it is not a land survey plat or improvement survey plat, & that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. I further certify that the visible improvements on the above described parcel on this date 05/30/03, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by visible improvements on any adjoining premises, except as indicated, & that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel except as noted. Legal description/easement information provided by referenced Title Company and Case number.

### BORROWERS COPY

ATTN. ALYSE

JOB NO. 03-0344