

FEE \$10.00

PERMIT # 12936

(a)

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 469 Robin Ct.	<input checked="" type="checkbox"/> PLOT PLAN <p style="text-align: center;">See Attached</p>
PROPERTY TAX NO: 2943-162-04-010	
SUBDIVISION: Grand meadows	
PROPERTY OWNER: Carlos Romero	
OWNER'S PHONE: (970) 523-5981	
OWNER'S ADDRESS: 469 Robin Ct.	
CONTRACTOR NAME: Manuel Gonzalez	
CONTRACTOR'S PHONE: 216-2091	
CONTRACTOR'S ADDRESS:	
FENCE MATERIAL & HEIGHT: wood 6ft	

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 Fence can't be _____ from center of ROW, whichever is greater.
Any closer than 20' from the Side 0' from PL Rear 0' from PL
front of the house on Robin Ct.

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.

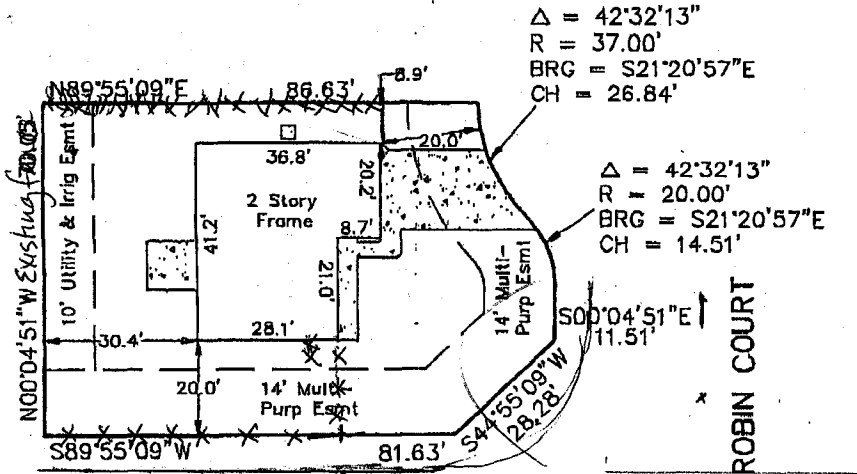
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature [Signature] Date 6-2-04
 Community Development's Approval [Signature] Date 6/3/04
 City Engineer's Approval (if required) [Signature] Date 6-3-04

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)

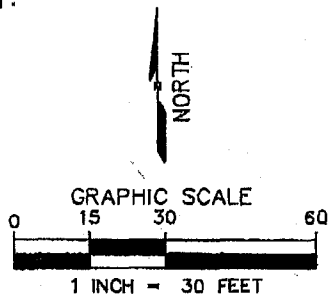
IMPROVEMENT LOCATION CERTIFICATE

469 Robin Court, Grand Junction, Colorado 81504
Lot 10 in Block 2 of GRAND MEADOWS SUBDIVISION,
Mesa County, Colorado



FENCE ON PROP LINE OK
UP TO FRONT OF HOUSE, BUT
NO CLOSER TO ROBIN CT.

275' SIGHT DIST.



TITLE INFORMATION
PROVIDED BY:
Meridian Land Title
FILE NO. 65072
BORROWER: Romero

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Unifirst Mortgage, THAT THIS IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDINGS, OR OTHER FUTURE IMPROVEMENTS LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 08/21/03, EXCEPT UTILITY CONNECTIONS ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS OF ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

James L. White 8/21/03
James L. White PLS 31170



WHITE SURVEYING

P.O. Box 873
Grand Junction, CO 81502-0873
(970) 243-5487 (phone/fax)
(970) 261-9010 (cell)

SURVEYED BY: JW	SURVEY DATE: 08/21/03
DRAWN BY: JW	REQUESTED BY: Unifirst Mortgage
JOB No. 1015	