

FEE \$10.00

PERMIT # 13325



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Q

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 1601 Pearmigan Ridge Ct.
PROPERTY TAX NO: 2945-012-59-001
SUBDIVISION: Pearmigan Ridge
PROPERTY OWNER: Justin & Amanda Bauer
OWNER'S PHONE: 255-1357
OWNER'S ADDRESS: 1601 Pearmigan Ridge Ct.
CONTRACTOR NAME: Self
CONTRACTOR'S PHONE: Same
CONTRACTOR'S ADDRESS: Same
FENCE MATERIAL & HEIGHT: Vinyl 6'

PLOT PLAN
See 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 PD
SPECIAL CONDITIONS
SETBACKS: Front 20' from property line (PL) or 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.

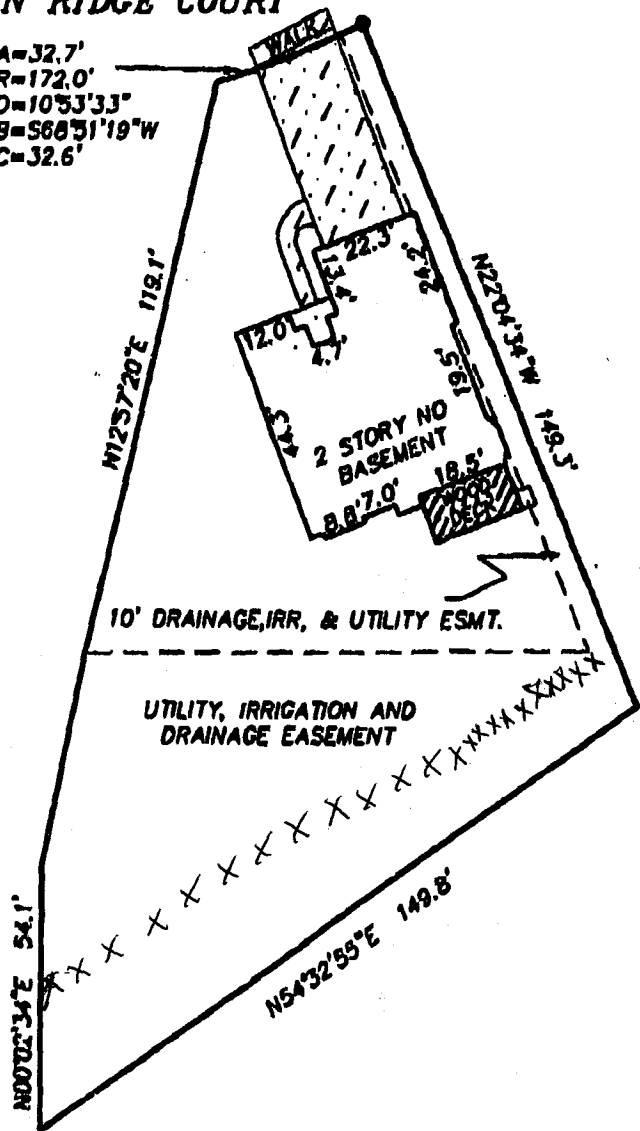
Applicant's Signature [Signature]
Community Development's Approval [Signature]
City Engineer's Approval (if required)

Date 9-14-04
Date 9/14/04
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)

PTARMIGAN RIDGE COURT

A=32.7'
 R=172.0'
 D=10°33'33"
 B=568°51'19"W
 C=32.6'



DESCRIPTION:
 Lot 1 in Block 1 of
 PTARMIGAN RIDGE FILING FIVE,
 Mesa County, Colorado.

ADDRESS:
 1601 Ptarmigan Ridge Court

Western Colorado Title:
 93-11-101M

● DENOTES FOUND SURVEY MONUMENTS .

IMPROVEMENT LOCATION CERTIFICATE

THIS PROPERTY DOES NOT FALL WITHIN
 THE 100 YEAR FLOOD PLAIN

I hereby certify that this improvement location certificate was prepared for NORWEST MORTGAGE; 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, 12/7/93, 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.



Max E. Morris 12/7/93
 Max E. Morris Professional Land Surveyor Colorado LS 16413

IMPROVEMENT LOCATION CERTIFICATE

1601 PTARMIGAN RIDGE COURT

FOR: WISSEL	<p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLD AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370</p>	SURVEYED BY: SB MF
SCALE:		DRAWN BY: EB
DATE: 12/7/93		ACAD ID: WISSEL
		SHEET NO.
		FILE: 93336