PERMIT# 13127

(Pink: Code Enforcement)

FENCE PERMIT



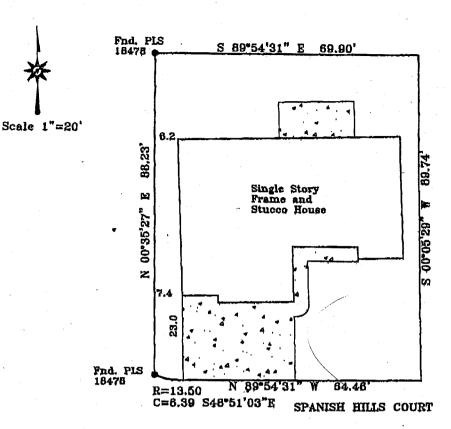
(White: Planning)

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

	MICE TENET ALTENANT - SA TANDES TO THE
PROPERTY ADDRESS: 2432 Spanish Hills CH	▲ PLOT PLAN
PROPERTY TAX NO: 2701-333-04-021	
SUBDIVISION: Spanish Trails	
PROPERTY OWNER: Dan + Taryah Williams	•
OWNER'S PHONE: 243 3547	
OWNER'S ADDRESS: 2432 Spanish Hills Cb.	See AHAChed
CONTRACTOR NAME:	
CONTRACTOR'S PHONE:	
CONTRACTOR'S ADDRESS:	
FENCE MATERIAL & HEIGHT:	
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.	
ZONE	SETBACKS: Front from property line (PL) or from center of ROW, whichever is greater. Side from PL Rear 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 den Zuleges Community Development's Approval 4/18/11	Date 4-27-04
Community Development's Approval 4/18/14	Date 4-27-04 Date 4-27-04
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)

(Yellow: Customer)



Note: This Document is warranted for a period of 1 year from date of certification.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 21 in Block 7 of Spanish Trails Subdivision Phase 2. Mesa County, Colorado, Legal Description and Easement of Record provided by First American Heritage Title Ins. Commitment No. 00154625.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Wells Fargo Home Mortgage, that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishments of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this date 9/2/03, 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 evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Cecil D. Caster Company and Surveyor P.L.S. Number 24943

