

FEE \$10.00

PERMIT # 13269



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 614 26 Rd.	PLOT PLAN <i>See attached</i>
PROPERTY TAX NO: 2945-023-00-035	
SUBDIVISION:	
PROPERTY OWNER: Robert Puckett + Brenda Sullivan	
OWNER'S PHONE: 245-6870	
OWNER'S ADDRESS: 614 26 Rd.	
CONTRACTOR NAME: Bob Puckett	
CONTRACTOR'S PHONE: 245-6870	
CONTRACTOR'S ADDRESS: 614 26 Rd.	
FENCE MATERIAL & HEIGHT: 6' chain link	

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 Brenda Sullivan

Community Development's Approval C. Jay Hall

City Engineer's Approval (if required) _____

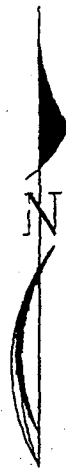
Date 8/26/04

Date 8/26/04

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)

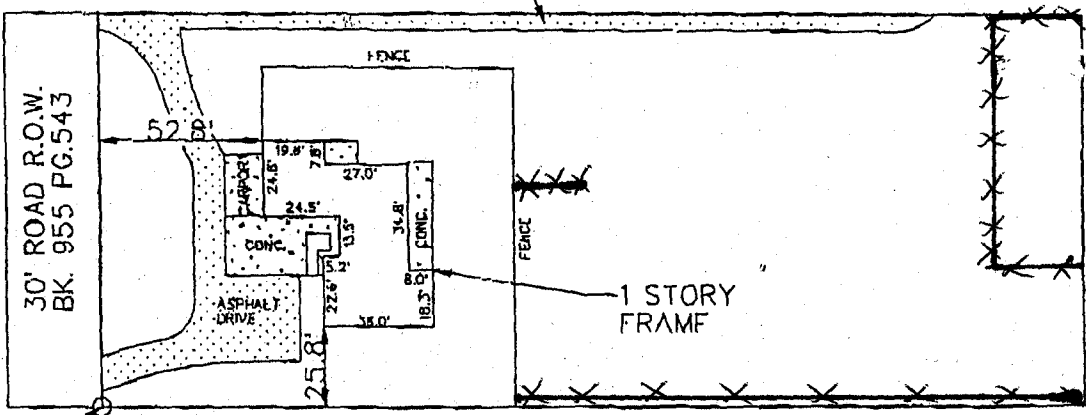
... the southwest corner of the NW1/4 of the SW1/4 of the
 thence East 21 rods;
 thence North 7 3/4 rods;
 thence West 21 rods;
 thence South 7 3/4 rods to the point of beginning;
 EXCEPT that portion as conveyed to Mesa County for road purposes as recorded February 17,
 1971, in Book 955 at Page 543.



SHARED ACCESS
 DRIVE WITH
 ADJOINING NEIGHBOR

SCALE: 1" = 60'

26 ROAD

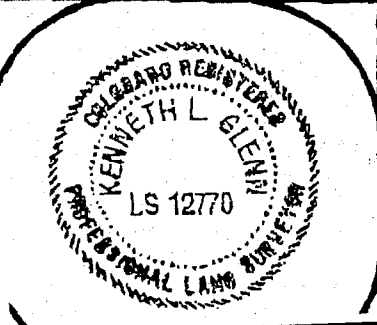


#5 REBAR
 WITH CAP LS #16413

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR DIRECT MORTGAGE GROUP
 THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT
 OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON
 THIS DATE, 3/13/02 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 ON 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.

● = FOUND PIN

Kenneth L. Glenn
 KENNETH L. GLENN R.L.S. 12770



SURVEYIT



by **GLENN**

MAILING:
 2754 COMPASS DRIVE
 SUITE 195
 GRAND JUNCTION, CO. 81506

PHONE: 970-245-3777 FAX: 241-4847

SURVEYED BY: J.G.

DATE SURVEYED: 3/13/02

DRAWN BY: J.G.

DATE DRAWN: 3/13/02