

FEE \$10.00

PERMIT # 13236



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

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THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: <u>727 1/2 North Valley dr</u>	PLOT PLAN <i>See attached</i>
PROPERTY TAX NO: <u>2701-334-27-001</u>	
SUBDIVISION: <u>North Valley</u>	
PROPERTY OWNER: <u>Ken Farley</u>	
OWNER'S PHONE: <u>245-4461</u>	
OWNER'S ADDRESS: <u>Same</u>	
CONTRACTOR NAME: <u>SELF</u>	
CONTRACTOR'S PHONE:	
CONTRACTOR'S ADDRESS:	
FENCE MATERIAL & HEIGHT: <u>6' Cedar</u>	

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 Glen Smalley

Community Development's Approval C. Aye Hall

City Engineer's Approval (if required) _____

Date 8-13-04

Date 8/13/04

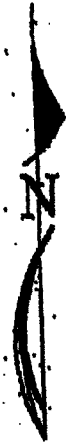
Date _____

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)

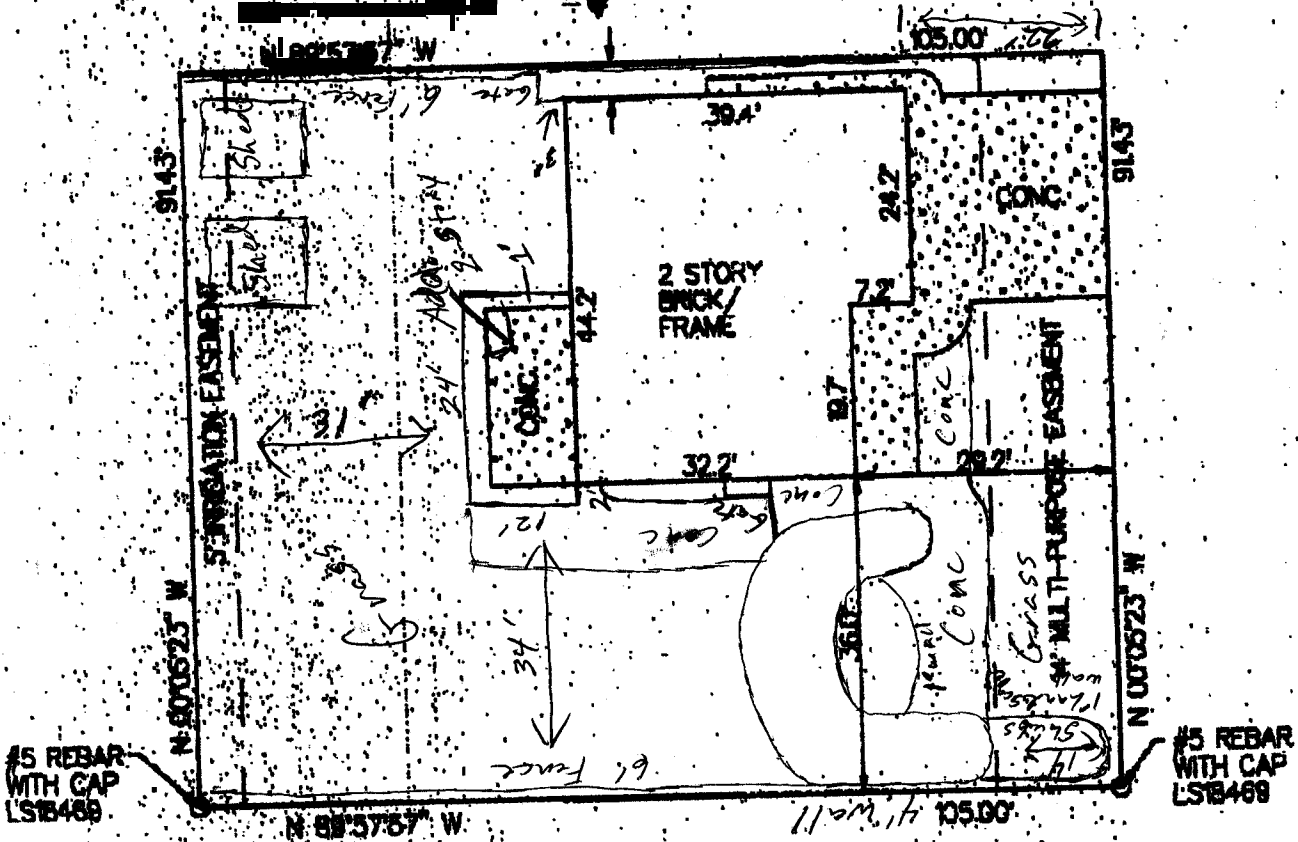
IMPROVEMENT LOCATION CERTIFICATE

727 1/2 N. VALLEY DRIVE

AMERICAN LAND TITLE #ALTC-13603
FARLEY ACCT.
LOT 1 IN BLOCK 3 OF NORTH VALLEY SUBDIVISION, FLNG #3,
MESA COUNTY, COLORADO.



SCALE: 1" = 20'



NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THE IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR COLORADO FEDERAL MORTGAGE

AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT

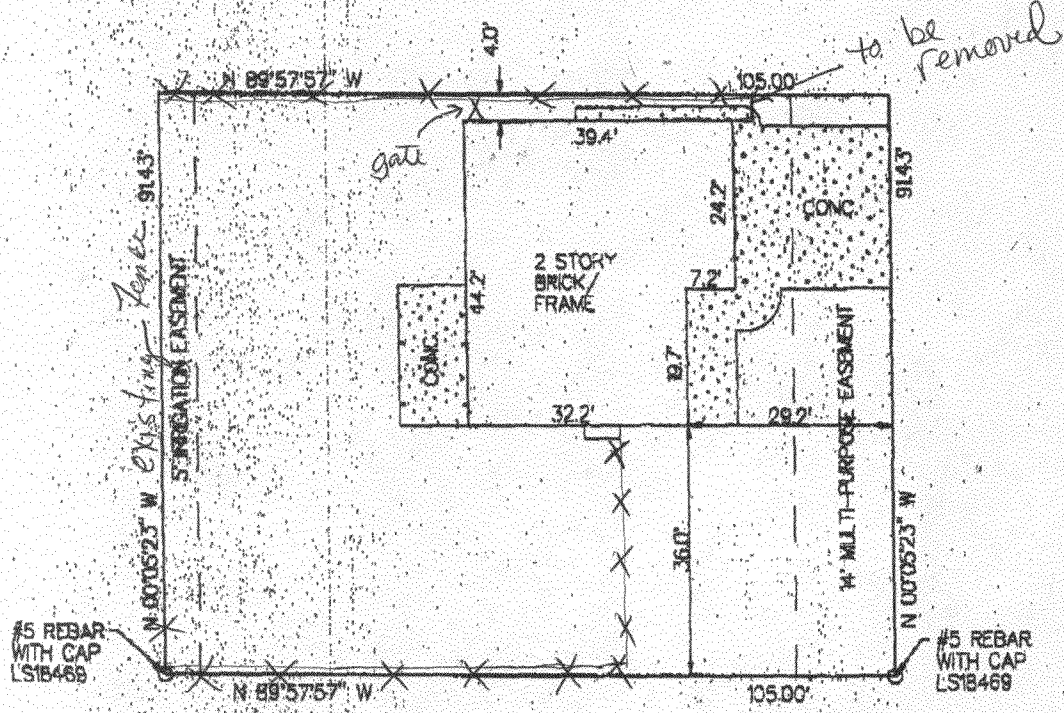
IMPROVEMENT LOCATION CERTIFICATE

727 1/2 N. VALLEY DRIVE

AMERICAN LAND TITLE #ALTC-13903
 FARLEY ACCT.
 LOT 1 IN BLOCK 3 OF NORTH VALLEY SUBDIVISION, FILING #3,
 MESA COUNTY, COLORADO.



SCALE: 1" = 20'

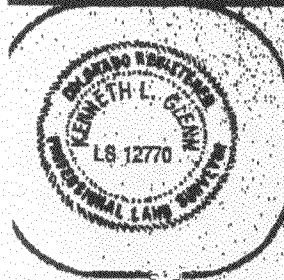


NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR COLORADO FEDERAL MORTGAGE, 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, 5/27/99 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



SURVEY IT

PHONE: 970-245-3777	FAX: 947-4847	MAILING: 2754 COMPASS DRIVE SUITE 105 GRAND JUNCTION, CO. 81506
SURVEYED BY: J.G.	DATE SURVEYED: 5/27/99	
DRAWN BY: J.G.	DATE DRAWN: 5/27/99	
REVISION:	SCALE: 1" = 20'	