

FEE \$10.00

PERMIT # 12902



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 762 Valley Ct GJ
PROPERTY TAX NO: 2697-361-12-001
SUBDIVISION:
PROPERTY OWNER: 84 Lumber
OWNER'S PHONE: 245-8400
OWNER'S ADDRESS:
CONTRACTOR NAME: Marantha Fence
CONTRACTOR'S PHONE: 241-9303
CONTRACTOR'S ADDRESS: PMB 9220 GJ 81501
FENCE MATERIAL & HEIGHT: 6' Chain Link
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 I-1
SPECIAL CONDITIONS per SPR-2003-075
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 [Signature] Date 5-19-04
Community Development's Approval [Signature] Date 5-19-04
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)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

Lot 19, Valley West Subdivision Filing No.3
Plat Book 12, Page 347

Ballard Land & Livestock, LLC
Book 3126, Page 270/271

Valley West Subdivision Filing No.3
12, Page 347

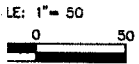
Ballard Land & Livestock, LLC
Book 3126, Page 270/271

Valley West Subdivision Filing No.3
12, Page 347

Ballard Land & Livestock, LLC
Book 3126, Page 270/271

Lot 13-C, 18X Subdivision
Plat Book 15, Page 98

Reed Miller, LLC
Book 2373, Page 845



NOTES

Lot 1, 84 Lumber Simple Subdivision is a portion of Lot 14, Valley West Subdivision Filing No. Two. The user of said Lot 1 will bring Lot 1 into compliance with parking code as of the date of purchase.

Title Information provided by Lowyers Title Insurance Company, Case No. ALTC-16042.

It is assumed the East line of the SE1/4 of Section 36 to bear S 00°02'40" E 1320.88 feet, as shown on the plat of Valley West Filing No. 2. Survey markers on this line are Mesa County Survey Markers.

LEGEND

- MESA COUNTY SURVEY MARKER
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953 IN CONCRETE
- CALCULATED POSITION
- FOUND REBAR, AS NOTED

ALUM. = ALUMINUM
W.C. = WITNESS CORNER
T = TOWNSHIP
R = RANGE
U.M. = UTE MERIDIAN
PLS = PROFESSIONAL LAND SURVEYOR

COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION TO CORRECT A DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM THE DATE OF CERTIFICATION. IN NO EVENT, MAY ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN THREE YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

