

FEE \$10.00

A

PERMIT # 13851

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 413 Mirada Court
Property Tax No: 2945-183-06-012
Subdivision: Trails West
Property Owner: David P Krogman and Melissa A. Murray-Krogman
Owner's Telephone: 970-248-9162
Owner's Address: 413 Mirada Court
Contractor's Name: Dave and Melissa Krogman
Contractor's Telephone: 970-248-9162
Contractor's Address: 413 Mirada Court
Fence Material & Height: 6 foot - wood

Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, and 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 Melissa A. Murray-Krogman Date 10-21-05
Community Development's Approval [Signature] Date 10-21-05
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)

# City of Grand Junction GIS City Map ©

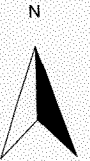
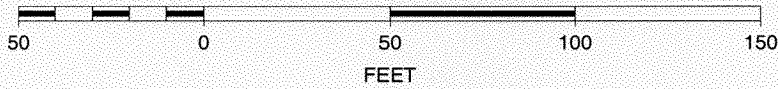
**Parcels**  
□ Address Label

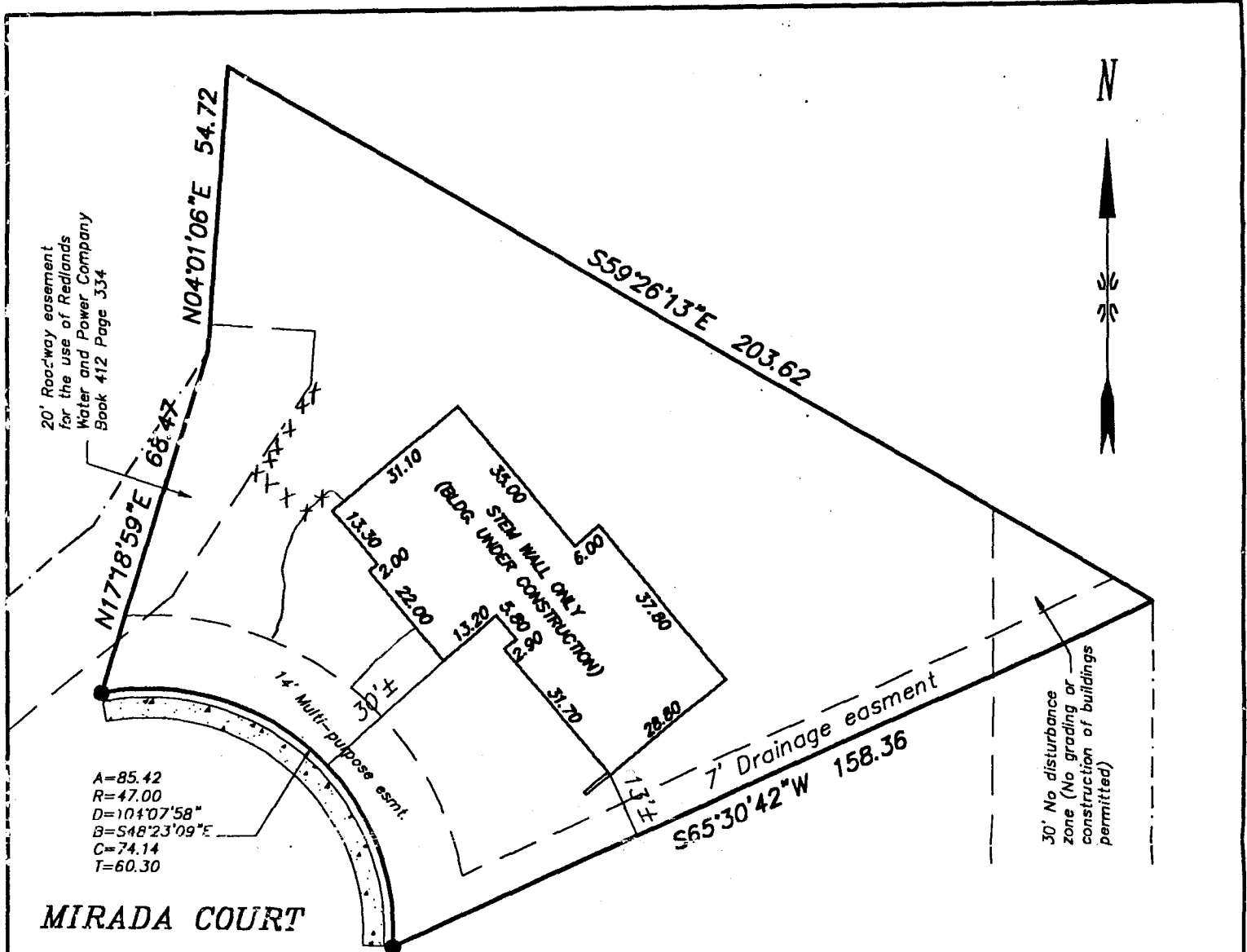
**Air Photos**  
■ 2002 Photos

— Highways  
— Street Labels



SCALE 1 : 621





**LEGEND & NOTES**

- FOUND SURVEY MONUMENTS SET BY OTHERS

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

**DESCRIPTION**

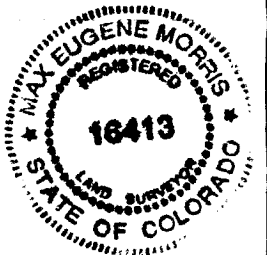
LOT 12 OF TRAILS WEST VILLAGE FILING NO. THREE MESA COUNTY, COLORADO.

MERIDIAN 46008

**IMPROVEMENT LOCATION CERTIFICATE**

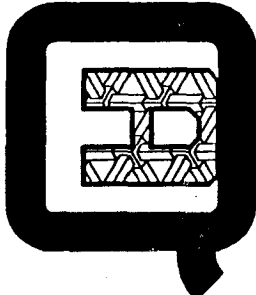
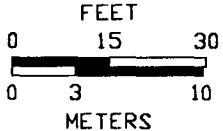
I hereby certify that this improvement location certificate was prepared for WELLS FARGO BANK WEST; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 2/5/2001, 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* 2/6/2001  
Max E. Morris, Registered Colorado Land Surveyor #16413



**IMPROVEMENT LOCATION CERTIFICATE**

413 MIRADA COURT

FOR: KROGMAN	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370</p>	SURVEYED BY: SB EG
SCALE: 		DRAWN BY: MEM
DATE: 2/6/2001		ACAD ID: KROGMAN
		SHEET NO.
		FILE: 2001-035