

FEE \$10.00

PERMIT # 13843

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2873 LOBE CREEK COURT
Property Tax No: 2943.301.86.015
Subdivision: UNAWEEP HEIGHTS
Property Owner: Betty J. Talbott
Owner's Telephone: 970-245-5932
Owner's Address: 2873 LOBE CREEK COURT
Contractor's Name: 2873 LOBE CREEK COURT
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: 6' PRIVACY / WHITE VINYL

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.

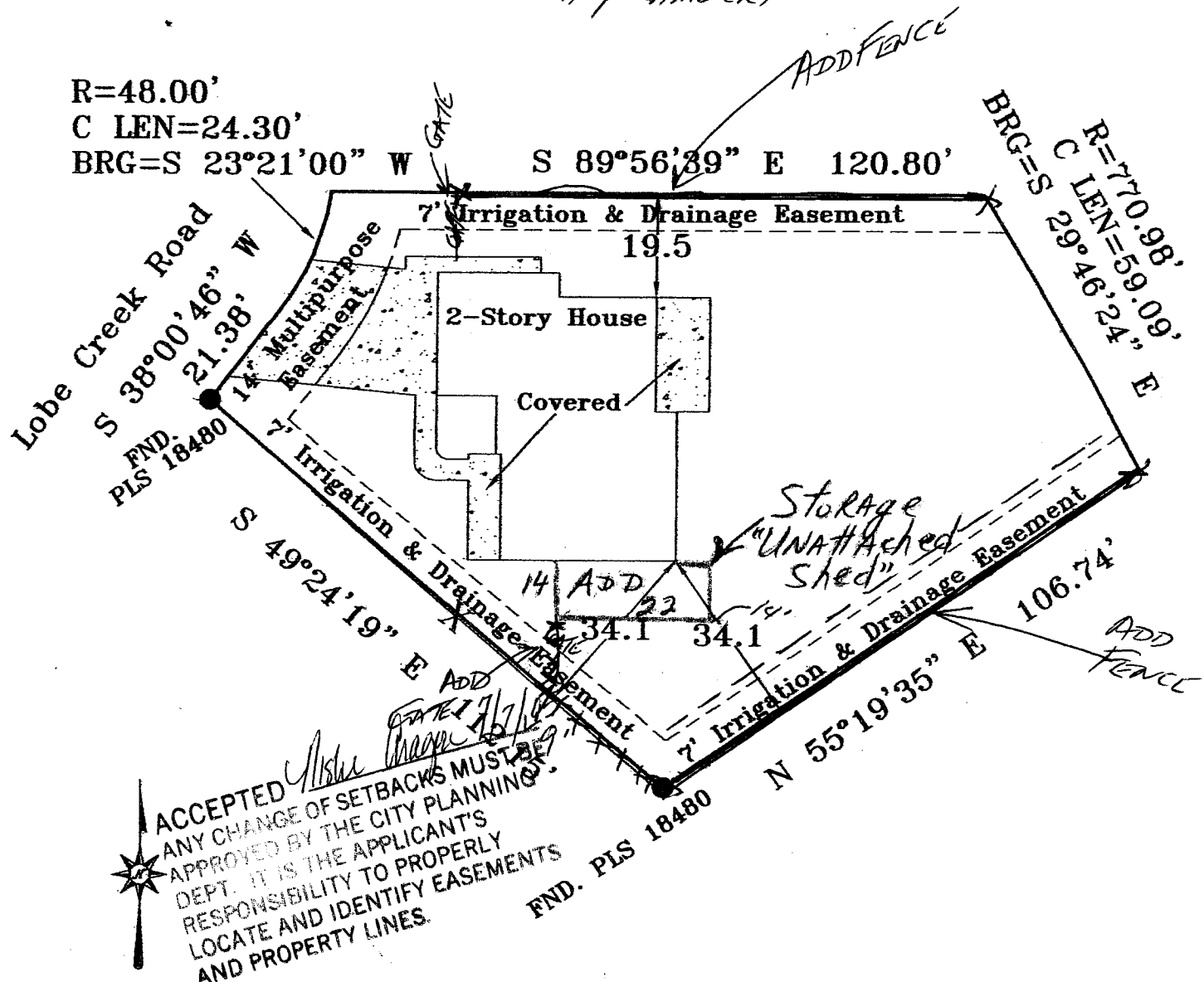
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature x Betty J. Talbott Date 7/7/05
Community Development's Approval Mike Magee Date 7/7/05
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)

2873 LOBE CREEK COURT  
TALBOTT/LAMBERT



**IMPROVEMENT LOCATION CERTIFICATE**

**LEGAL DESCRIPTION:** Lot 15, in Block 3 of Unawep Heights, Filing No. 2, Mesa County, Colorado. Legal Description and Easements of Record provided by First American Heritage Title Co. Commitment No. 910-H0057699-097-NAF.

I hereby certify that this **IMPROVEMENT LOCATION CERTIFICATE** was prepared for The Mortgage Broker, 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 6/9/05. except utility connections are entirely within the boundaries of the parcel, except as shown, that there