

FEE \$10.00

PERMIT # 13788

FENCE PERMIT  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 556 GRAND VISTA WAY  
Property Tax No: 2701-261-42-005  
Subdivision: GRAND VISTA  
Property Owner: DANIEL M. FARGUINEL ROBERTS  
Owner's Telephone: 242-7388  
Owner's Address: SAME  
Contractor's Name: VALLEYVIEW FENCE  
Contractor's Telephone: \_\_\_\_\_  
Contractor's Address: \_\_\_\_\_  
Fence Material & Height: 6' 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 [Signature] Date 6-18-2005  
Community Development's Approval C. Faye Hall Date 6/10/05  
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)

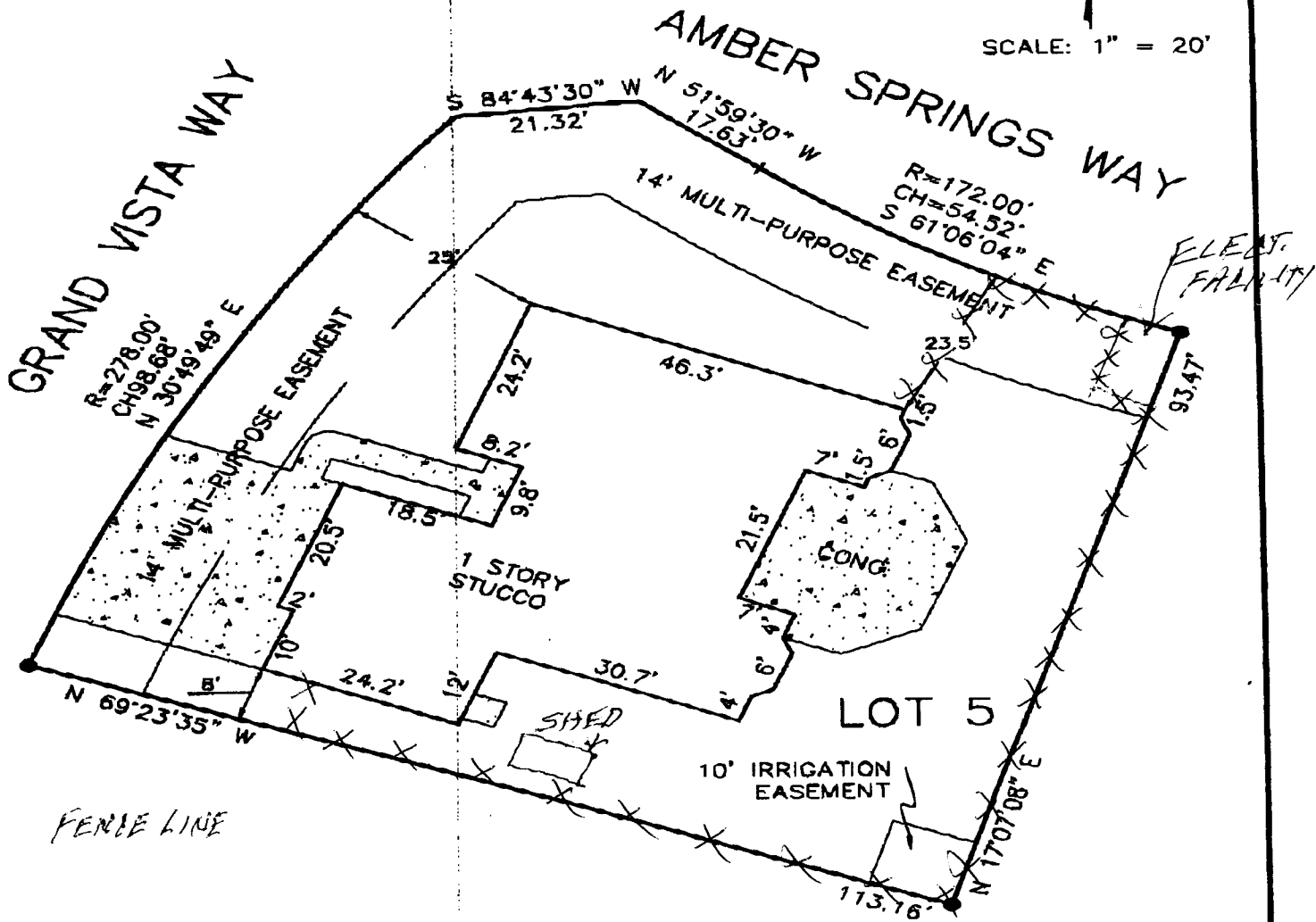
# IMPROVEMENT LOCATION CERTIFICATE

MERIDIAN LAND TITLE  
ROBERTS ACCT.  
LOT 5 IN BLOCK 3 OF GRAND VISTA SUBDIVISION, FILING NO. 2,  
MESA COUNTY, COLORADO

880 GRAND VISTA WAY  
*DANIEL M. J. FAJGUELINE & ROBERTS*

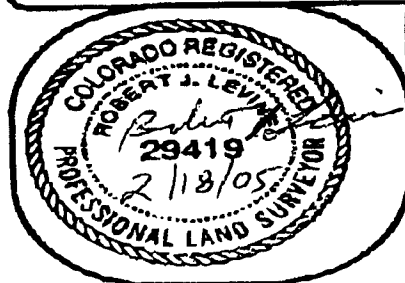


SCALE: 1" = 20'



● - FOUND #5 REBAR WITH CAP

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR MERIDIAN LAND TITLE 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, 2/17/05 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.



MAILING:  
2780 COMPASS DRIVE  
SUITE 188  
GRAND JUNCTION, CO. 81508  
PHONE: 970-245-3777  
FAX 970-241-4847

**SURVEYIT**  
BY GLENN

KENNETH L. GLENN  
R.L.S. 12770

SURVEYED BY:	J.G.	DATE SURVEYED:	2/17/05
DRAWN BY:	J.G.	DATE DRAWN:	2/17/05
REVISION:		SCALE:	1" = 20'

*Valley Wide Fence*