(White: Planning)

(Pink: Code Enforcement)

FENCE PERMIT GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 232 FRONTIER ST
Property Tax No: 294329426 009
Subdivision: Chipeta Glenn
Property Owner: ERIC R BEVAN
Owner's Telephone: 263- 8975
Owner's Address: 232 Frontier 57
Contractor's Name: Chris McCon
Contractor's Telephone: 260 S80 S
Contractor's Address:
Fence Material & Height: Tan Juny 1 / 6
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 20/25 from property line (PL) or
SPECIAL CONDITIONS top y lank at from center of ROW, whichever is greater.
30' exservent in brush Side 43 from PL Rear 25/5 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 inmitted to removal of the fence(s) at the owner's cost. Applicant's Signature Community Development's Approval Date Date Date
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)

(Yellow: Customer)

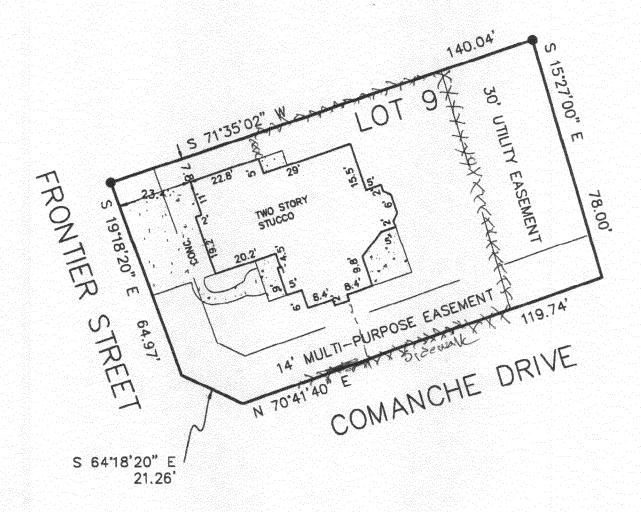
IMPROVEMENT LOCATION CERTIFICATE

232 FRONTIER STREET

STEWART TITLE 200500173
BEVAN ACCOUNT
LOT 9 IN BLOCK 1 OF CHIPETA GLENN SUBDIVISION,
MESA COUNTY, COLORADO.



SCALE: 1" = 30"



● - FOUND #5 REBAR WITH CAP

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR MORTGAGE RESOURCE

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, 2/8/06 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