

FEE \$10.00

PERMIT # 14196

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 413 SADDLE COURT
Property Tax No: 2945-174-45-013
Subdivision: The Ridge at Cobblestone
Property Owner: Robert + Judy Bubel
Owner's Telephone: 970-263-4974
Owner's Address: 413 Saddle Court GJ CO 81503
Contractor's Name:
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: Stucco 4 to 5 feet

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 PD
SPECIAL CONDITIONS
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 09/08/2006
Community Development's Approval [Signature] Date 9/8/06
City Engineer's Approval (if required) [Signature] 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

413 SADDLE COURT

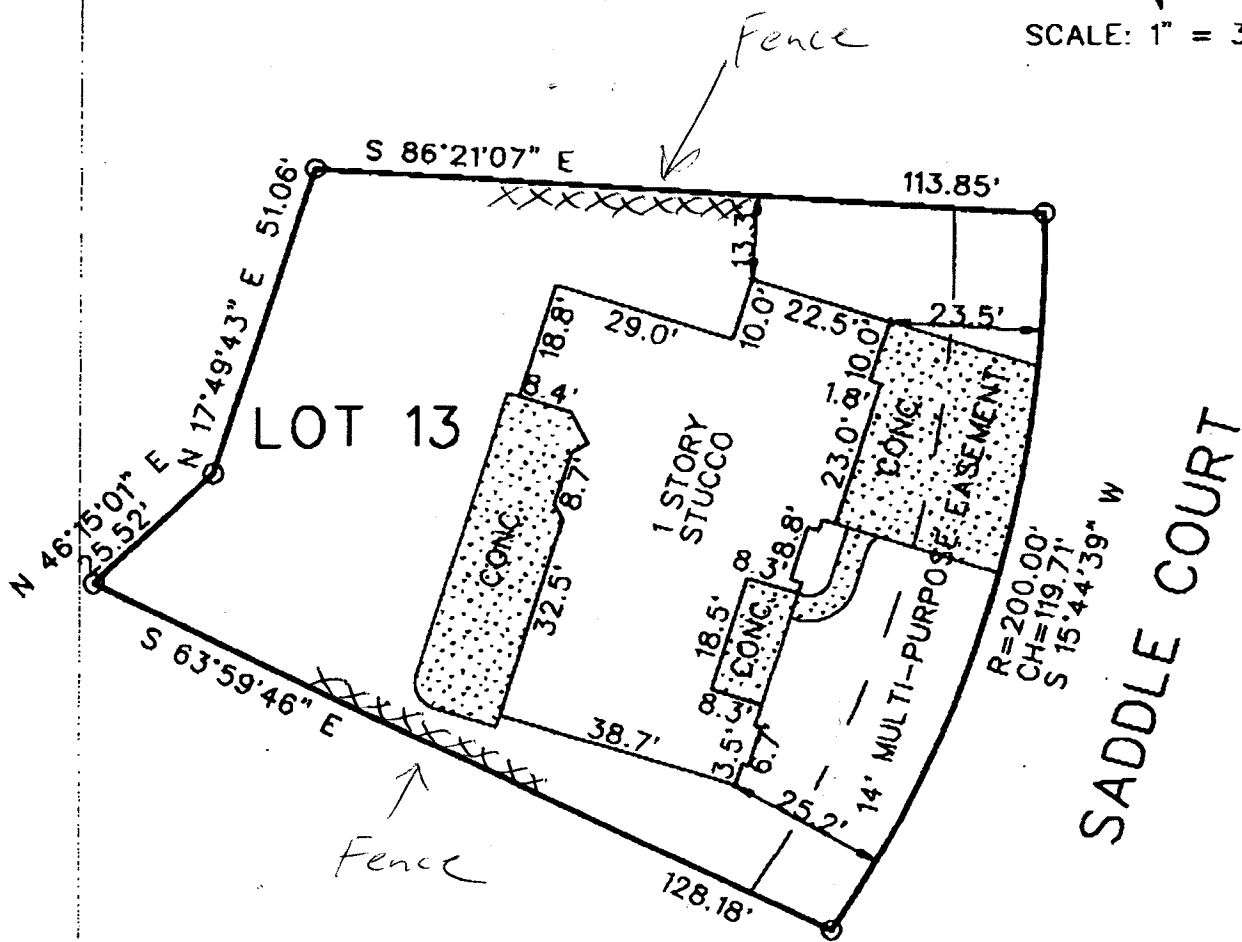
MERIDIAN LAND TITLE #45158  
BUBEL ACCT.

LOT 13 THE RIDGES AT COBBLESTONE,  
MESA COUNTY, COLORADO.

ACCEPTED *[Signature]* 9/2/00  
 ANY CHANGES TO THIS CERTIFICATE MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE CITY PLANNING  
 DEPARTMENT'S REVIEW IS LIMITED TO  
 LOCATING IMPROVEMENTS PROPERLY  
 AND PROPERTY LINES.



SCALE: 1" = 30'



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, 4/3/01 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 ADJACING PARCELS, EXCEPT AS