



Fence Permit

PERMIT # 15242

Community Development Department
250 North 5th Street
Grand Junction, CO 81501
Phone: (970) 244-1430 FAX (970) 236-4031

FEE \$10.00

Property Address: 460 Feather ct.

Property Tax No: 2947-261-34-002

Subdivision: Peregrin Estates

Property Owner: Armond C. Hughes

Owner's Telephone: 970 433-2056

Owner's Address: 205 Knob Hill Grand Jct. Co. 81503

Contractor's Name: Homeowner

Contractor's Telephone: _____

Contractor's Address: _____

Fence Material & Height: 6' cedar

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 <u>RSF-2</u>	SETBACKS: Front <u>20</u> from property line (PL) or _____ from center of ROW, whichever is greater.
SPECIAL CONDITIONS <u>Need to stay out of 5 landscaping strip</u>	Side <u>0'</u> from PL Rear <u>0'</u> 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 Armond C. Hughes Date 5-22-07

Community Development's Approval Walter Hagan Date 5-22-07

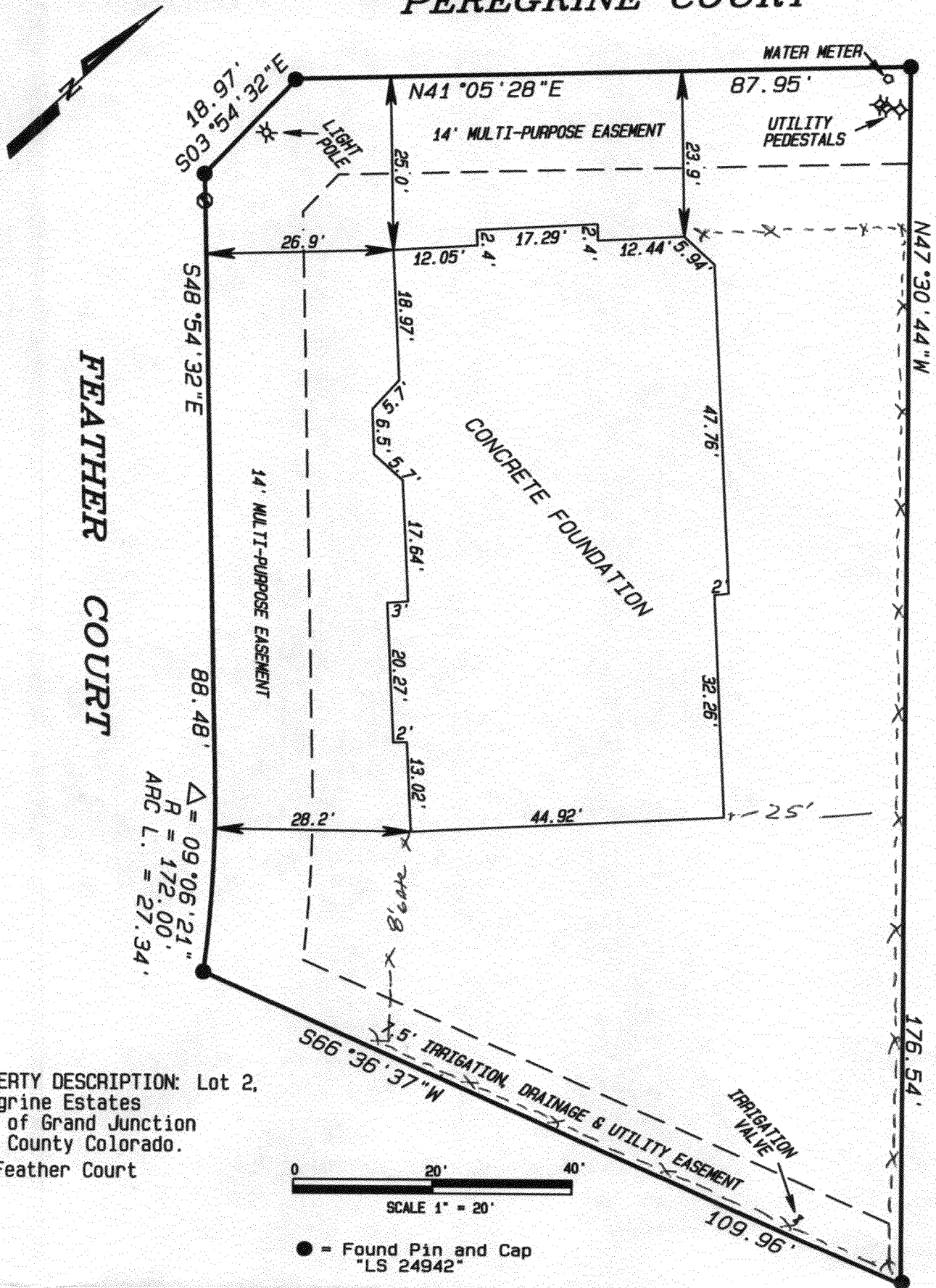
City Engineer's Approval (if required) _____ Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Community Development) (Yellow: Applicant) (Pink: Code Enforcement)

IMPROVEMENT LOCATION CERTIFICATE

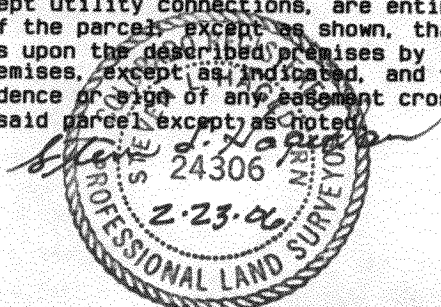
PEREGRINE COURT



PROPERTY DESCRIPTION: Lot 2,
Peregrine Estates
City of Grand Junction
Mesa County Colorado.
460 Feather Court

I hereby certify that this improvement location certificate was prepared for LIBERTY SAVINGS BANK, 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 that the improvements on the above described parcel on this date, February 22, 2006 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 apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

NOTE: THE STRUCTURE LOCATION MEETS CITY OF GRAND JUNCTION SET-BACK REQUIREMENTS AND CITY APPROVED SITE PLAN.



D H SURVEYS, INC.
(970) 245-8749