



Fence Permit

PERMIT # 15160

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

FEE \$10.00

Property Address: 577 1/2 Belhaven Way

Property Tax No: 2943-071-53-013

Subdivision: Belhaven

Property Owner: Angie Fullerton

Owner's Telephone: 970-270-0095

Owner's Address: 577 1/2 Belhaven Way

Contractor's Name: unknown

Contractor's Telephone: _____

Contractor's Address: _____

Fence Material & Height: Cedar or Plastic - 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 <u>RMF-8</u>	SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater.
SPECIAL CONDITIONS _____	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 Angie Fullerton Date 4/10/07

Community Development's Approval Judith A. Rice Date 4/10/07

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)

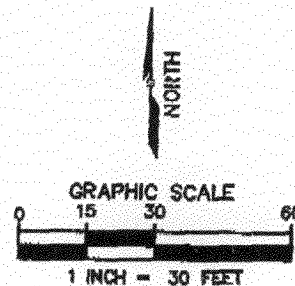
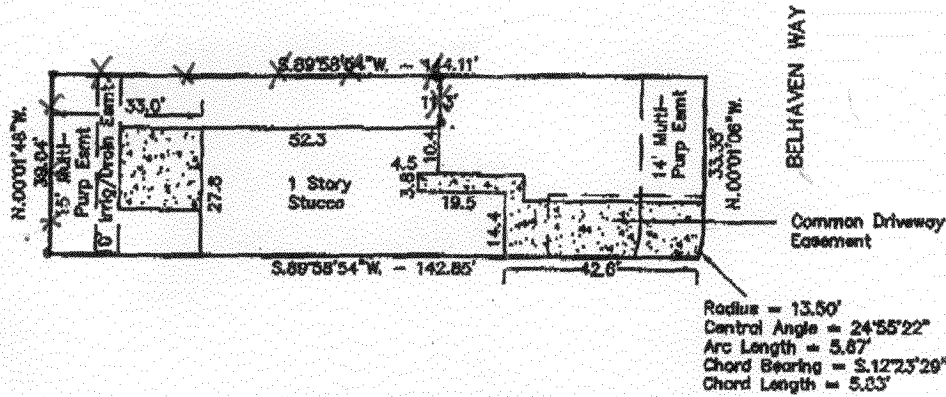
(White: Community Development) (Yellow: Applicant) (Pink: Code Enforcement)

Angie

IMPROVEMENT LOCATION CERTIFICATE

577 1/2 Belhaven Way, Grand Junction, Colorado 81501

PARCEL A: LOT 13 IN BLOCK 3 OF BELHAVEN SUBDIVISION
PARCEL B: AN EASEMENT FOR DRIVEWAY, INGRESS AND EGRESS PURPOSES OVER THAT PORTION OF LOT 14 IN BLOCK 3 OF BELHAVEN SUBDIVISION SHOWN ON THE PLAT OF SAID SUBDIVISION AND LABELED THEREON AS "COMMON DRIVEWAY EASEMENT" ALL IN COUNTY OF MESA STATE OF COLORADO.



TITLE INFORMATION
PROVIDED BY:
Land Title
FILE NO. GJB65001817-3
BORROWER Fullerton

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR American Home Mortgage THAT THIS IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDINGS, OR OTHER FUTURE IMPROVEMENTS LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 03/05/07 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 OF 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.

James L. White 3/5/07
James L. White PLS 31170



WHITE SURVEYING
P.O. Box 873
Grand Junction, CO 81502-0873
(970) 243-5487 (phone/fax)
(970) 261-9010 (cell)

SURVISED BY: JW	SURVEY DATE: 03/05/07
DRAWN BY: JW	HOUSED BY: American Home Mortgage
JOB No. 4200	