

Public Works & Planning Department
250 North 5th Street
Grand Junction, CO 81501
Phone: (970) 244-1430 FAX: (970) 256-4031

Fee \$10.00

Property Address: 453 FEATHER COURT
 Property Tax No: 2947-263-34-009
 Subdivision: PERESRINE ESTATES
 Property Owner: MARY INGALSOE
 Owner's Telephone: 970-243-5354
 Owner's Address: 453 FEATHER CT
 Contractor's Name: PERFORMANCE POOLS + SPAS
 Contractor's Telephone: 970-257-7478
 Contractor's Address: 2575 US 6 + 50 SW CO 81501
 Fence Material & Height: CEDAR 6 FT

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 PLANNING STAFF	
ZONE <u>RZ</u>	SETBACKS: Front <u>20</u> from property line (PL) or
SPECIAL CONDITIONS _____	<u>Ø</u> from center of ROW, whichever is greater.
_____	Side <u>Ø</u> from PL Rear <u>Ø</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 Public Works & Planning 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 8-17-08
 Planning Approval [Signature] Date 8/14/08
 City Engineer's Approval (if required) _____ Date _____

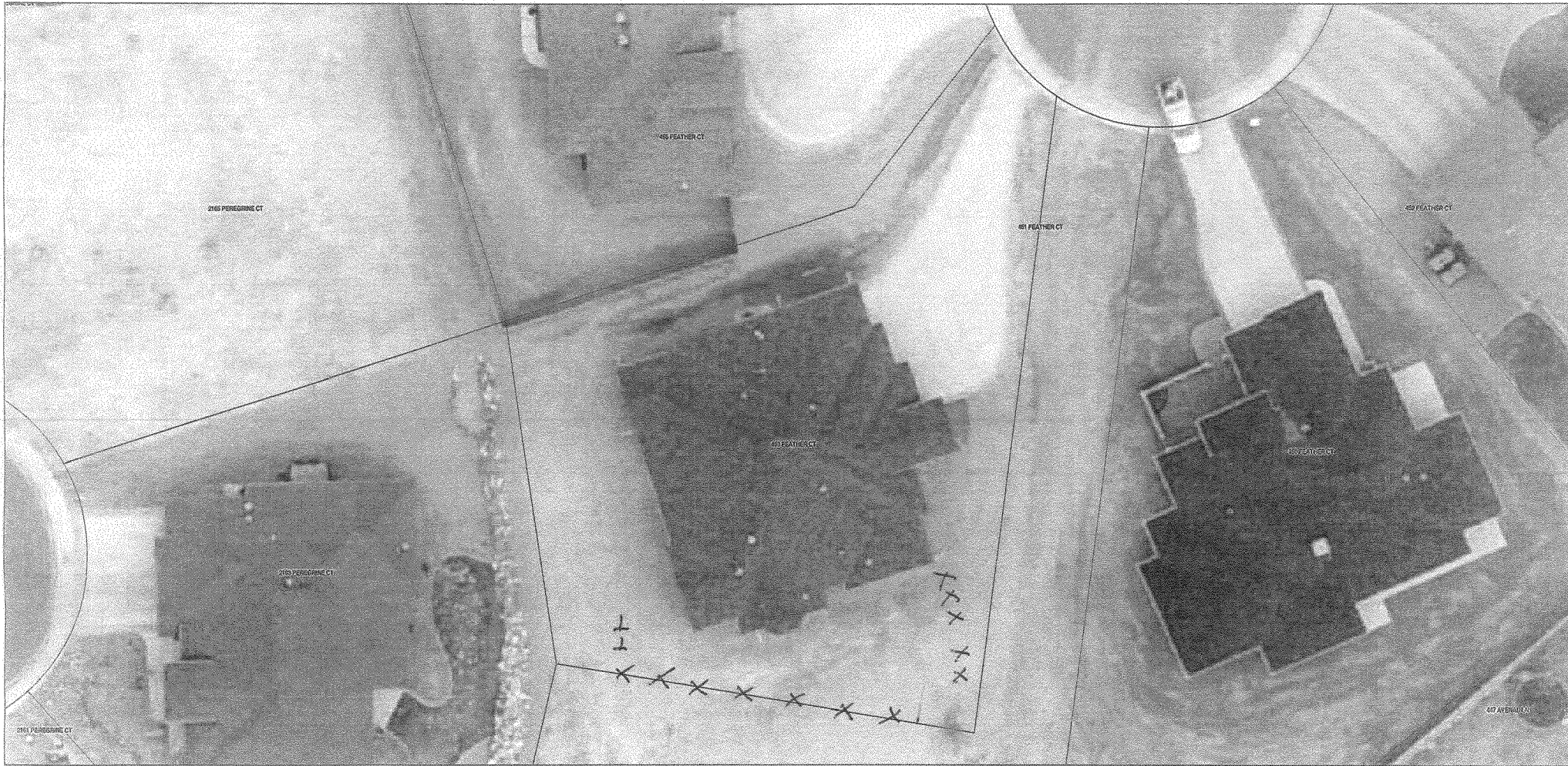
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Applicant)

(Pink: Neighborhood Services)

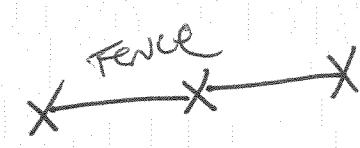
City of Grand Junction GIS Zoning Map ©



SCALE 1 : 463



ACCEPTED *L.H. Ryals*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.



IMPROVEMENT LOCATION CERTIFICATE

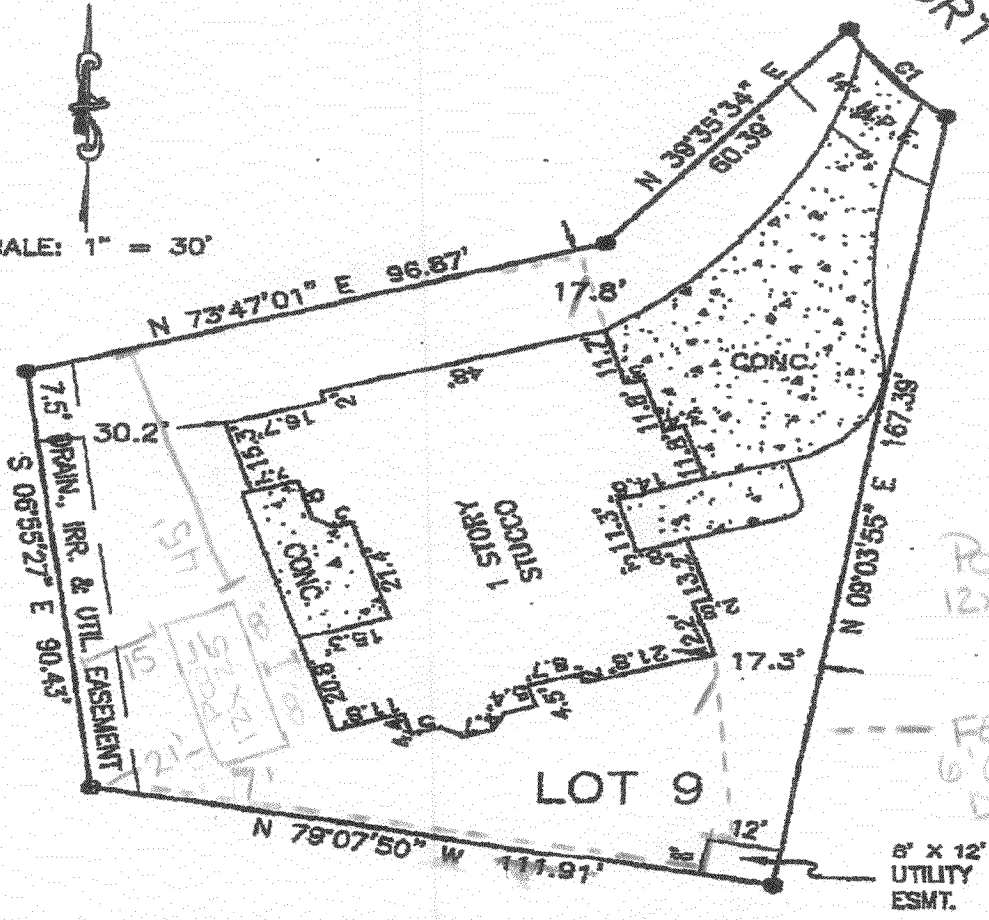
453 FEATHER COURT, GRAND JUNCTION

UNITED TITLE CO. #J0040197
WILLIAMS ACCOUNT
LOT 9 OF PEREGRINE ESTATES,
COUNTY OF MESA, STATE OF COLORADO.

BUILDING PERMIT

FEATHER COURT

SCALE: 1" = 30'



ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND EASEMENTS AND PROPERTY LINES.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	48.00	25.16	24.87	S 39°29'28" E	30°01'50"

- CONCRETE
 - FOUND #5 REBAR WITH CAP

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR FLAGSHIP BANK, UT 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 4/2/08 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.



FOR AND ON BEHALF OF SURVEYIT, INC.		SURVEYIT, INC		MAILING: 2784 COMPASS DRIVE, SUITE 110, GRAND JUNCTION, CO. 81500	
ROBERT J. LEVINE R.L.S. 29419				PHONE: 970-245-3777 FAX: 970-241-4847	
SURVEYED BY:	J.G.	DATE SURVEYED:	4/2/08		
DRAWN BY:	K.L.	DATE DRAWN:	4/2/08		
SCALE:	1" = 30'				