

Fence Permit

PERMIT # N^o 15401

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: 577 BELMAVEN WAY, G. JUNCTION - CO 81501
 Property Tax No: 2943-071-53-014
 Subdivision: BELMAVEN
 Property Owner: MARCOS BOMFINI
 Owner's Telephone: 970 401 1273
 Owner's Address: SAME
 Contractor's Name: SELF
 Contractor's Telephone: 11
 Contractor's Address: 11
 Fence Material & Height: VINYL 6' TALL

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 R-8 SETBACKS: Front 20' from property line (PL) or
 SPECIAL CONDITIONS none _____ from center of ROW, whichever is greater.
 Side 0 from PL Rear 0 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 06-25-08
 Planning Approval [Signature] Date 6/25/08
 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)

06/17/2008 06:36

Lexmark 5400 Series

4337723

IMPROVEMENT LOCATION CERTIFICATE

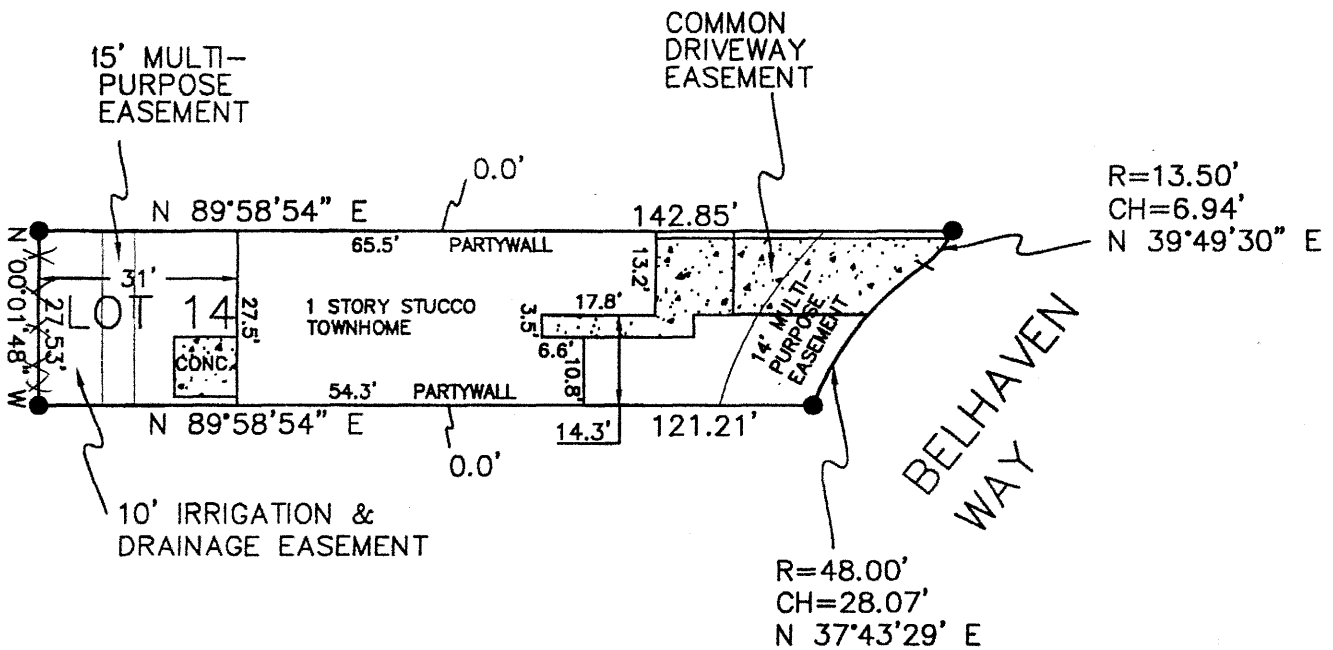
NO.	DATE	START TIME	SENT TO	SCANNED/SENT	RESULT
1	06/17/2008	06:35	9706252027	2/2	OK

577 BELHAVEN WAY, GRAND JUNCTION

SONSHINE II CONSTRUCTION
 LOT 14 IN BLOCK 3 OF BELHAVEN SUBDIVISION,
 MESA COUNTY, COLORADO.
 LEGAL DESCRIPTION PROVIDED BY SONSHINE II CONSTRUCTION.



SCALE: 1" = 30'



● = FOUND #5 REBAR WITH CAP

BLUE STAR INDUSTRIES

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR BLUE STAR INDUSTRIES 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, 3/6/07 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 ON ANY ADJOINING PREMISES, EXCEPT AS