

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: 674 26 1/2 Rd
 Property Tax No: 2945-021-18-022
 Subdivision: Cherry Hill
 Property Owner: LENIE + JERRY OLSHOVE
 Owner's Telephone: 970-379-3109
 Owner's Address: 674-26 1/2 Rd
 Contractor's Name: OWNER
 Contractor's Telephone: _____
 Contractor's Address: _____
 Fence Material & Height: SPLIT RAIL - 30"

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>R-4</u>	SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater.
SPECIAL CONDITIONS <u>HOA approved</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 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 Dorell D. Dely Date 9/3/2008
 Planning Approval Pat Dunlap Date 9/25/08
 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)

IMPROVEMENT LOCATION CERTIFICATE

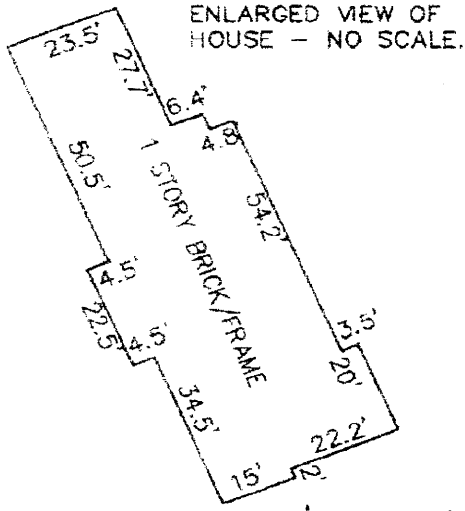
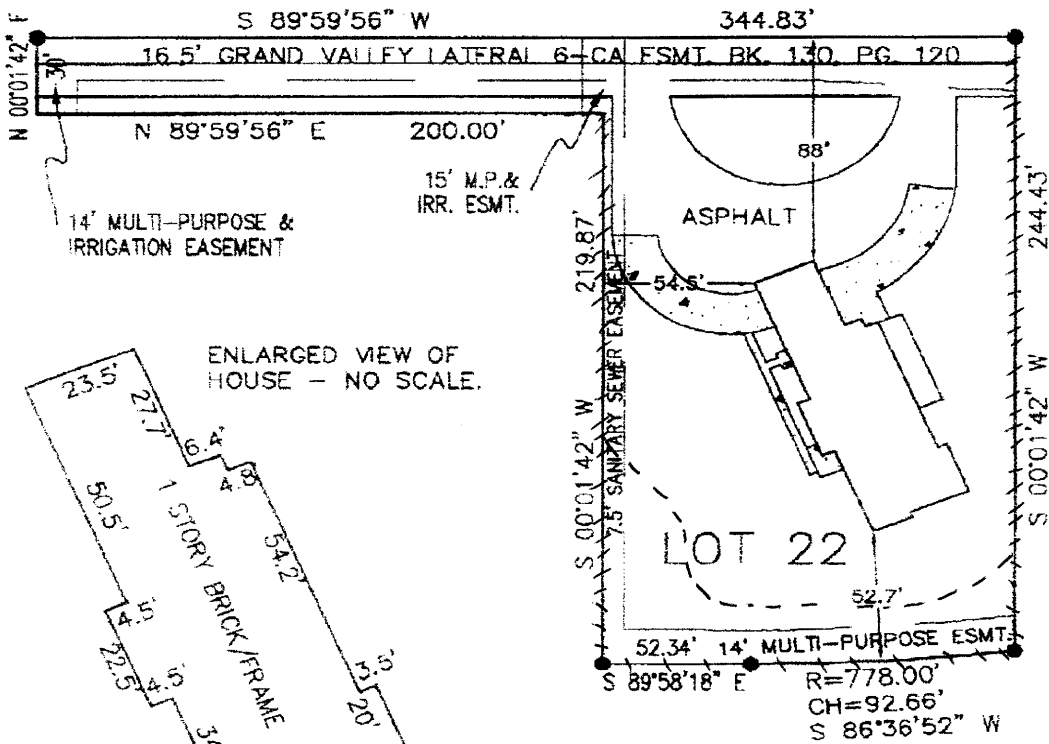
674 26 1/2 ROAD, GRAND JUNCTION

SECURITY TITLE #S0243423
 MAYE/OLSHOVE ACCOUNT
 LOT 22 OF CHERRYHILL SUBDIVISION,
 COUNTY OF MESA, STATE OF COLORADO.



SCALE: 1" = 60'

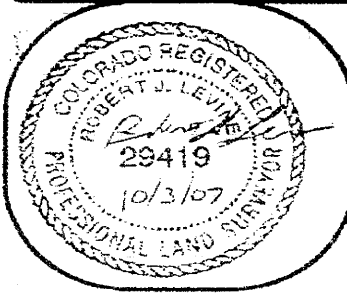
26 1/2 ROAD



DAHILIA COURT
 MOVE FENCE BACK FROM STREET
 TO EDGE OF GRASS

● - FOUND #5 REBAR WITH CAP

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR REMAX 4000
 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 10/3/07 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
 INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS
 NOTED.



MAILING: 2754 COMPASS DRIVE SUITE 110 GRAND JUNCTION, CO. 81508 PHONE: 970-240-3777 FAX 970 241-4847		SURVEYIT INC. BY GLENN		ROBERT J. LEVINE R.L.S. 29419	
SURVEYED BY: J.G.		DATE SURVEYED: 10/3/07			
DRAWN BY: K.L.		DATE DRAWN: 10/3/07			
REVISION:		SCALE: 1" = 60'			

Existing FENCE
 Proposed FENCE