

Fence Permit

PERMIT # **N^o** 15305

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: 2634 New Orchard ct
 Property Tax No: 2701-352-72-012
 Subdivision: New Orchard ct
 Property Owner: Blue Star Inv
 Owner's Telephone: _____
 Owner's Address: _____
 Contractor's Name: D&R Fence
 Contractor's Telephone: 970-874-1826
 Contractor's Address: 1570 H-50 rd
 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 PLANNING STAFF	
ZONE <u>R-2</u>	SETBACKS: Front _____ from property line (PL) or
SPECIAL CONDITIONS <u>none</u>	_____ from center of ROW, whichever is greater.
_____	Side _____ from PL Rear _____ 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 5/27/08
 Planning Approval [Signature] Date 5/27/08
 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)

N
26 1/2 Rd To G³/₄ We
To
Orchard

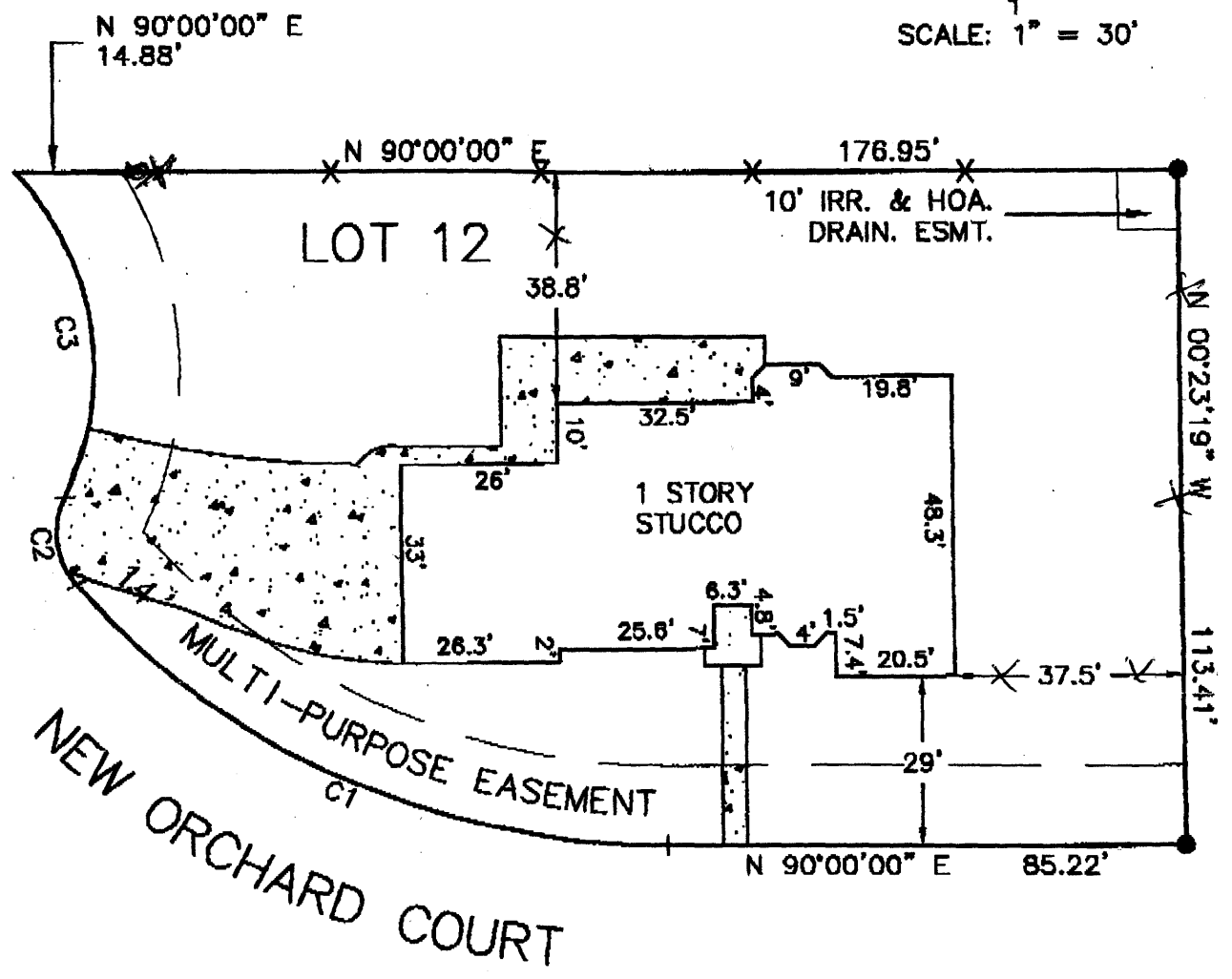
IMPROVEMENT LOCATION CERTIFICATE

2634 NEW ORCHARD COURT, GRAND JUNCTION

LAND TITLE CO.
BARNES ACCOUNT
LOT 12 IN BLOCK 2 OF OLD ORCHARD ESTATES SUBDIVISION,
COUNTY OF MESA, STATE OF COLORADO.



SCALE: 1" = 30'



	S	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	128.00'	110.41'	107.02'	N 65°17'21" W	49°25'18"
C2	13.50'	15.68'	14.81'	N 07°18'36" W	66°32'12"
C3	48.00'	58.09'	54.61'	S 08°42'32" E	69°20'05"

- CONCRETE

● - FOUND #5 REBAR WITH CAP

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
 THE DATE 7/26/08 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS