

Fence Permit

PERMIT # **Nº** 15697

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: 401 ALLISON WAY
 Property Tax No: 2943-164-21-001
 Subdivision: RIVER RUN
 Property Owner: DEAN WARREN
 Owner's Telephone: 970-589-9163
 Owner's Address: 401 ALLISON WAY
 Contractor's Name: SELF
 Contractor's Telephone: _____
 Contractor's Address: _____

Fence Material & Height: VINYL PRIVACY 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 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 Dean H. Warren Date 5-1-09
 Planning Approval Pat Dunlap Date 5/1/09
 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)

244-1430

IMPROVEMENT LOCATION CERTIFICATE

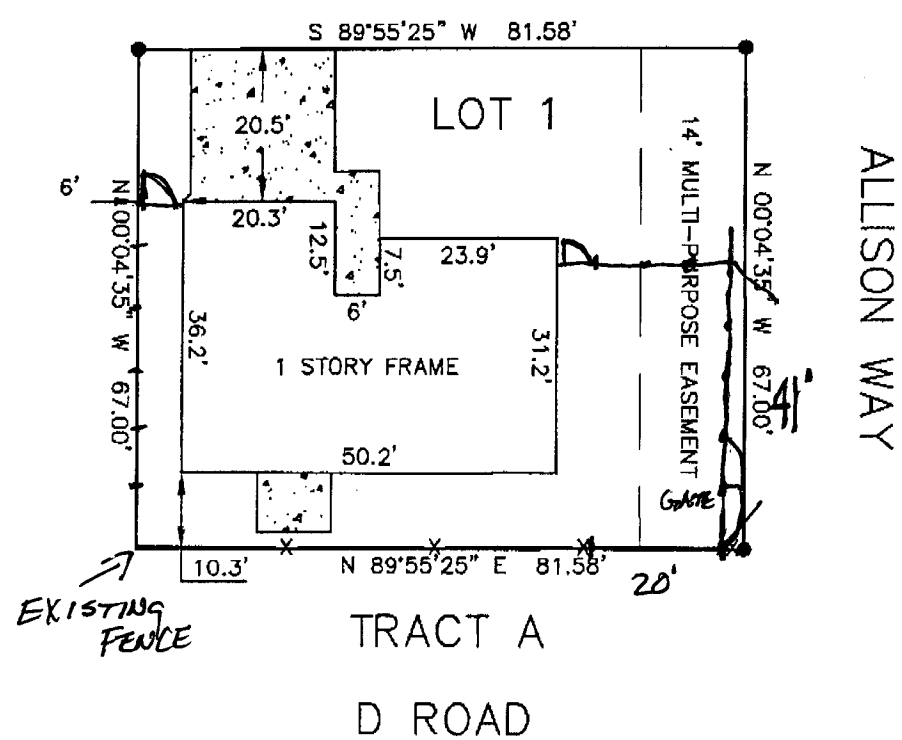
401 ALLISON WAY, GRAND JUNCTION

WARREN ACCOUNT
LAND TITLE GUARANTEE CO. #65009790
LOT 1 IN BLOCK 1 OF RIVER RUN SUBDIVISION,
COUNTY OF MESA, STATE OF COLORADO.



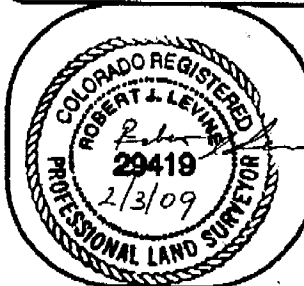
SCALE: 1" = 20'

TRACT C ACCESS TO ALLISON WAY



- CONCRETE
- FENCE
- 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 1/27/09 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: 2754 COMPASS DRIVE SUITE 110 GRAND JUNCTION, CO. 81508	
ROBERT J. LEVINE P.L.S. 29419				PHONE : 970-245-3777 FAX 970 241-4847	
SURVEYED BY:	J.G.	DATE SURVEYED:	1/27/09		
DRAWN BY:	K.L.	DATE DRAWN:	1/27/09		
REVISION:	2/2/09 CORRECTED DIMENSIONS TO LOT LINES		SCALE:	1" = 20'	