

Fence Permit

PERMIT # **N^o** 16574

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

Fee \$10.00

RECEIPT #

Property Address: 1155 Ute Ave. 35903

Property Tax No: 2945-144-36-008 -62

Subdivision: Grand Junction Colo, Second DI (1909)

Property Owner: DARYL J. MILLER

Owner's Telephone: 970-270-9723

Owner's Address: 2040 Orchard Ave.

Contractor's Name: DARYL J. MILLER

Contractor's Telephone: 970-270-9723

Contractor's Address: 2040 Orchard Ave.

Fence Material & Height: 5'10" steel pole with green mesh,

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>C-1</u>	SETBACKS: Front _____ from property line (PL) or
SPECIAL CONDITIONS _____	_____ 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 10-21-10

Planning Approval [Signature] Date 10/21/10

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)

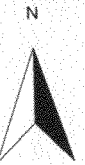
(Yellow: Applicant)

(Pink: Neighborhood Services)

City of Grand Junction GIS Zoning Map ©



FENCE LOCATION
± 92' E/W



NOTICE

BE IT KNOWN THAT:

Kukulan, LLC, as owner(s) of the real property described herein, all situated in the City of Grand Junction, Mesa County, Colorado, and more particularly known and described as 1161 Ute Ave & 1155 Ute Ave do hereby acknowledge and agree that this instrument shall represent our understanding that as a condition of City approval of the attached site plan, that 1161 Ute Ave & 1155 Ute Ave are and shall be treated as one parcel for the principal use of a MOTOR VEHICLE REPAIR SHOP and to satisfy setback requirements for any and all structures constructed thereon.

If and when we or our successors in interest build, own or acquire any structure, which has been placed or built on or over the property line between 1161 Ute Ave & 1155 Ute Ave or on or over any portion of said line, or so close thereto that the structure does not meet applicable setbacks and/or bulk requirements then sufficient area from one and/or both lots shall be used to meet any and all required setbacks and bulk requirements as required by the Zoning and Development Code of the City of Grand Junction.

We further understand and agree that 1161 Ute Ave & 1155 Ute Ave shall constitute one parcel but by placement of a use on or sufficiently near the property line that the adjoining and contiguous parcel shall be encumbered by and shall serve as, the necessary area for setback and bulk requirement purposes and either or both lots may be rendered undevelopable for additional uses.

This instrument shall be recorded in the land records of Mesa County and shall be deemed to be a covenant which runs with the land for such time as any or all structure(s) constructed on 1161 Ute Ave & 1155 Ute Ave are on or over the lot line, or are so close thereto as to not meet applicable setback and bulk requirements for each lot.

This covenant shall be binding upon any and all successors in interest to the above described property and shall not cease except for and in accordance with cause stated herein.

Any agreement, representation or waiver is made knowingly and voluntarily with full understanding and complete knowledge of the consequences thereof.

IN WITNESS WHEREOF, I (WE), have signed, executed and acknowledged this instrument on this 21 day of Oct 21, 2010.

Signature: [Handwritten Signature]

STATE OF COLORADO
COUNTY OF MESA

The foregoing agreement was subscribed and sworn to before me this 21st day of October, 2010.

Notary Public [Handwritten Signature]
My commission expires 10-10-2013

