

Fence Permit

PERMIT # **Nº 16206**

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: 1221 Main St
 Property Tax No: 2945-133-13-003
 Subdivision: Keith's Addition
 Property Owner: Mark Holmes
 Owner's Telephone: 778-8902
 Owner's Address: 1221 Main
 Contractor's Name: "me"
 Contractor's Telephone: 778-8902
 Contractor's Address: 1221 Main St
 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 R-8 SETBACKS: Front 20 from property line (PL) or
 SPECIAL CONDITIONS _____ 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 Mark Holmes Date 3/8/10
 Planning Approval Pat Daniels Date 3/8/10
 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)

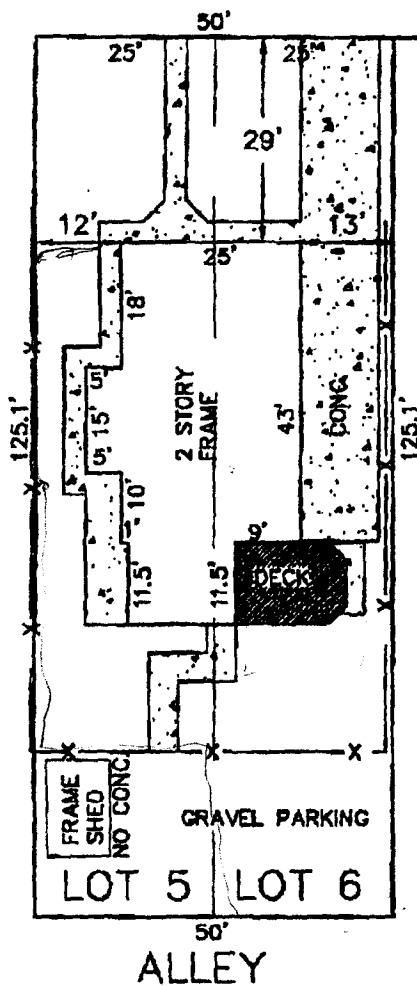
(Yellow: Applicant)

(Pink: Neighborhood Services)

IMPROVEMENT LOCATION CERTIFICATE

1221 MAIN STREET, GRAND JUNCTION

MAIN STREET



SHAW/HOLMES ACCOUNT
 UNITED TITLE CO. #U0044130
 LOTS 5 & 6, BLOCK J, KEITH'S ADDITION,
 COUNTY OF MESA, STATE OF COLORADO.

SCALE: 1" = 20'

- CONCRETE

- FENCE

- FOUND #5 REBAR WITH CAP

A LAND SURVEY IS RECOMMENDED TO ACCURATELY DETERMINE PARCEL BOUNDARIES AND BUILDING SETBACKS. FENCES MAY NOT COINCIDE WITH PROPERTY LINES.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR COLORADO KEY MORTGAGE 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 8/12/08 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 ADJACENT 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.

ROBERT J. LEVINE
 P.L.S. 29419

SURVEYIT, INC



MAILING:
 2754 COMPASS DRIVE
 SUITE 110
 GRAND JUNCTION, CO. 81508
 PHONE: 970-245-3777
 FAX: 970-241-4847

SURVEYED BY:	J.G.	DATE SURVEYED:	8/12/08
DRAWN BY:	K.L.	DATE DRAWN:	8/12/08
REVISION:		SCALE:	1" = 20'

|||| = Fence
xxx = Gate

1221 MAIN ST
GRAND JURY CO

81501

MARK HOLMES
778-8901

Alley

