

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

Fee \$10.00

PMT-2010-434  
Receipt # 36085

Property Address: 1919 PALMER ST (ADJACENT) 81503

Property Tax No: ~~2775 26175 008~~ 2945-261-22-013

Subdivision: \_\_\_\_\_

Property Owner: BRAD HUMPHREY

Owner's Telephone: 256-7338

Owner's Address: 800 Hwy 50

Contractor's Name: J+S

Contractor's Telephone: 243-2723

Contractor's Address: 2886 I-70

Fence Material & Height: 6' MEDIUM CHAIN LINK

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-8</u>	SETBACKS: Front _____ from property line (PL) or
SPECIAL CONDITIONS <u>PARCEL IS EXISTING</u>	_____ from center of ROW, whichever is greater.
<u>NON CONFORMING STORAGE YARD. FENCE ENCOMPASSES Side _____ from PL Rear _____ from PL</u>	
<u>EXTENT OF PREVIOUS STORAGE - NO EXPANSION -BR</u>	

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 Brad Humphrey Date 12-21-10

Planning Approval [Signature] Date 12/22/10

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)



HUMPHREY RV & TRAILER

800 HWY. 50

GRAND JUNCTION, CO 81501

(970) 255-7938

255 MMH SPS



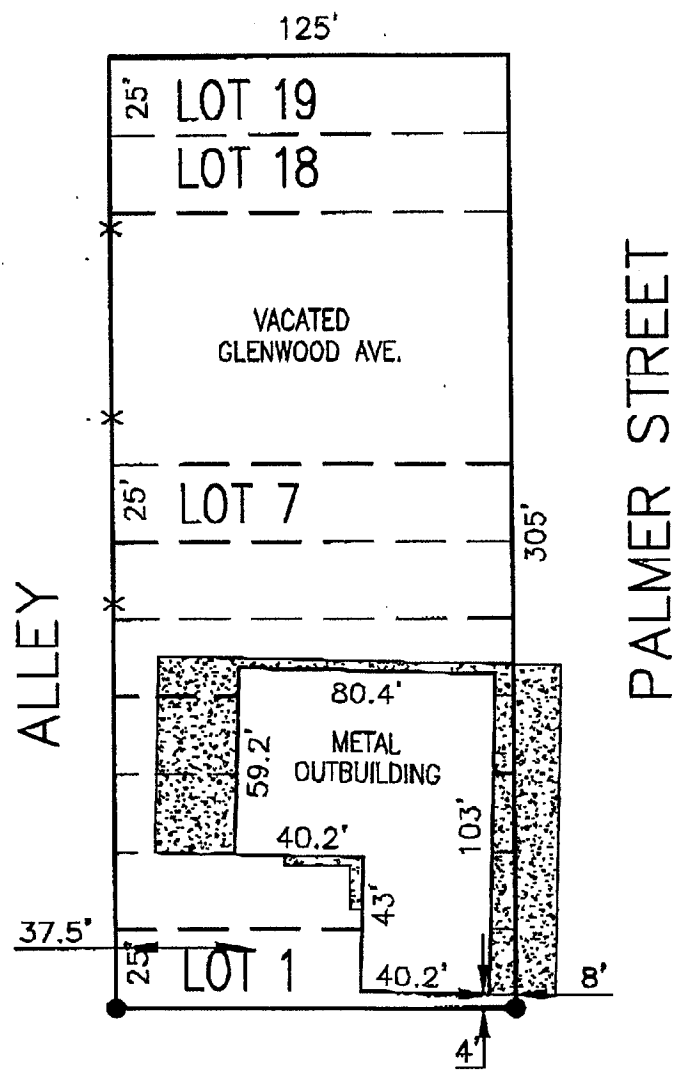
# IMPROVEMENT LOCATION CERTIFICATE

1919 PALMER STREET

HUMPHREY ACCOUNT  
 FIDELITY NATIONAL, # 696-F0365370-396-DPO  
 LOTS 1 TO 7 INCLUSIVE IN BLOCK 20 OF ORCHARD MESA HEIGHTS  
 AND VACATED PORTION OF GLENWOOD AVE. ADJOINING SAID LOT 1;  
 AND ALSO LOTS 18 & 19 OF ORCHARD MESA HEIGHTS AND VACATED  
 PORTION OF GLENWOOD AVE. ADJOINING SAID LOT 19 IN  
 COUNTY OF MESA, STATE OF COLORADO.



SCALE: 1" = 60'



6464 0' UP STAIRS  
 536 0' UP STAIRS

- X — X — FENCE
- CONCRETE
- - FOUND #5 REBAR WITH CAP
- ⊙ - FOUND #5 REBAR ONLY
- ◆ - M.C.S.M.

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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR FIDELITY NATIONAL TITLE 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, 11/29/10 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: 2538 RIMROCK AVENUE SUITE 400-337 GRAND JUNCTION, CO. 81505	
ROBERT J. LEVINE P.L.S. 29419				PHONE : 970-246-3777 FAX 970 241-4847	
SURVEYED BY:	J.G.	DATE SURVEYED:	11/29/10		
DRAWN BY:	J.G.	DATE DRAWN:	11/29/10		
REVISION:		SCALE:	1" = 60'		



HUMPHREY RV & TRAILER  
800 HWY. 50  
GRAND JUNCTION, CO 81503  
(970) 256-7338

J & S FENCE COMPANY INC.  
GRAND JUNCTION, COLORADO 81501

2886 I-70 BUSINESS LOOP  
(970) 243-2723 (FAX) 243-2735

Contract Invoice# 1001069 Job# 149 Date 11/29/2010 Page 1

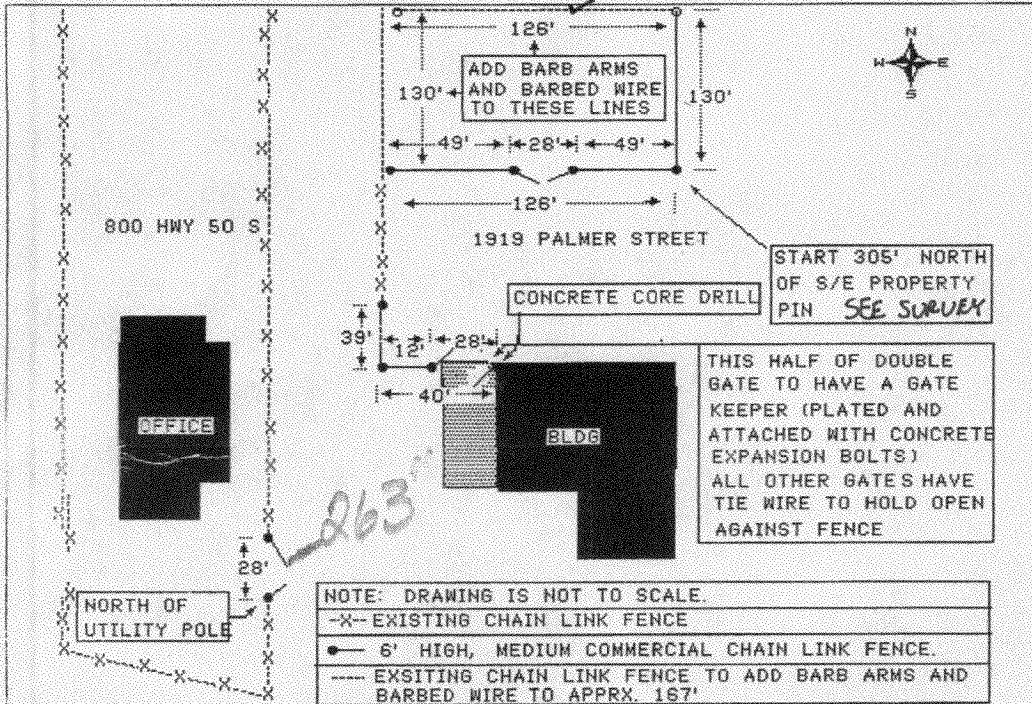
Customer Information:

HUMPHREY RV & TRAILER  
BRAD HUMPHREY: (970) 256-7338  
800 HIGHWAY 50 SOUTH  
GRAND JUNCTION, COLORADO 81503

Job Information:

SAVED: CLSB/HUMPHREYRV2  
SEE: ED

*Crew - see attached maps for job location*



PRIOR TO START :

- UNCC LOCATE # A0355397
- GVP LOCATE # N/A
- LOCATE DATE 12/8/10
- PRIVATE LOCATE
- CITY PERMIT
- FENCE REMOVAL
- HAUL OFF REMOVAL

JOB SCHEDULE INFORMATION:

- START DATE 12/10/10
- COMPLETION DATE
- Set gate posts - Mick / Lew / Tom
- 12/15/10 - gate @ office hours
- 

JOB INFORMATION/NOTES:

- >ADD ONE, ~28' WIDE, DOUBLE SWING GATE TO EXISTING EAST FENCE LINE AT 800 HWY 50 (SEE DRAWING & SPEC SHEET).
- >ADD BARB ARMS AND 3 STRANDS OF BARBED WIRE TO ~256 L.F OF EXISTING FENCE AT 1919 PALMER ST (SEE DRAWING).
- >SUPPLY AND INSTALL APPROXIMATELY 335 L.F. OF, 6' HIGH (3-STRANDS OF BARBED WIRE IN ADDITION), MEDIUM COMMERCIAL CHAIN LINK

- FENCE AT 1919 PALMER ST (SEE DRAWING & SPEC SHEET. THE FOOTAGE INCLUDES TWO, ~28 WIDE, DOUBLE SWING GATES. \*UP TO ONE CONCRETE CORE DRILL INCLUDED.
- >CUSTOMER TO OBTAIN ALL NECESSARY APPROVAL AND PERMITS FOR PROJECT.
- >CONTRACT TOTAL SUBJECT TO CHANGE UPON FINAL LAYOUT, FOOTAGE AND SCOPE OF WORK.

RECEIVED

DEC 22 2010

COMMUNITY DEVELOPMENT DEPT.

Contract Amount: \$ 10129.79

Down Payment: \$ \_\_\_\_\_

Balance Due: \$ \_\_\_\_\_

Approved & Accepted for Customer:::

Customer: \_\_\_\_\_ Date: \_\_\_\_\_

J & S FENCE COMPANY INC.:

Salesperson: [Signature] Date: 12/09/10

APPROVED FOR CONSTRUCTION