

FEE \$10.00

PERMIT # 12129

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 855 Lanai Dr.
 TAX SCHEDULE NO 2701-261-32-001
 PROPERTY OWNER Jack & Debbie Manning
 OWNER'S PHONE 970-241-6905
 OWNER'S ADDRESS 855 Lanai Dr.
 CONTRACTOR Jack W. Manning
 CONTRACTOR'S PHONE 241-6905
 CONTRACTOR'S ADDRESS 855 Lanai Dr.
 FENCE MATERIAL Wood Stucco
 FENCE HEIGHT 6'

see plan attached

Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, & fence height(s). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD 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 Community Development Department Director.

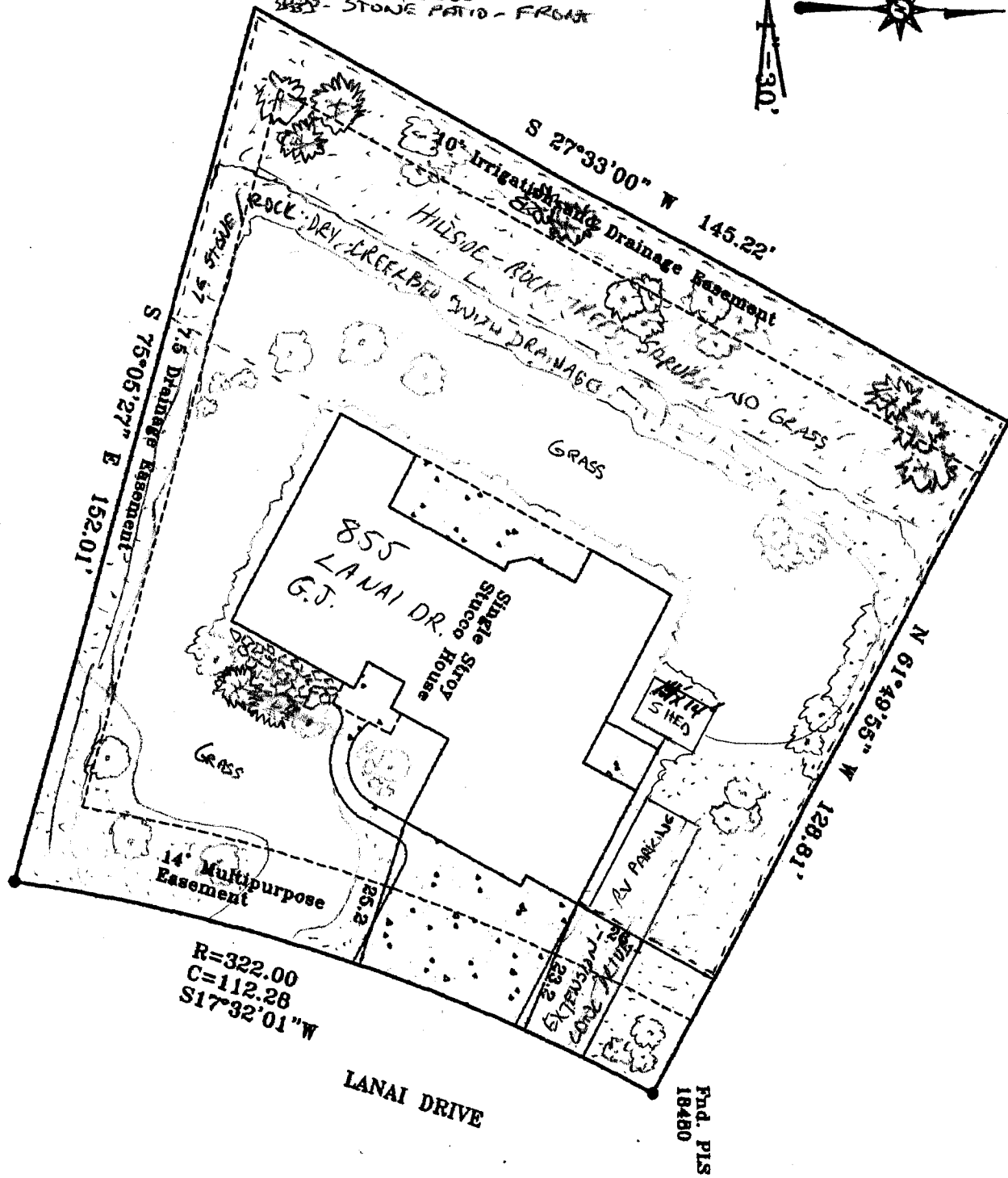
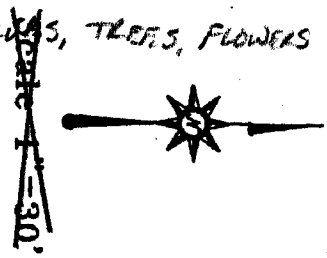
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature Jack W. Manning Date 11-7-02
 Community Development's Approval Gayleen Henderson Date 11-7-02
 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: Customer) (Pink: Code Enforcement)

- DRY CREEK BED WILL RUN AT BASE OF HILL AND IN LOW AREA ON SOUTH
- DRIVEWAY EXTENSION & RV PARKING WILL BE CONCRETE
- RV WILL BE BEHIND FENCE

- STUCCO POSTS, WOOD 6" PRIVACY FENCE
- ~ ~ ~ STONE WALKWAY AROUND HOUSE
- LG. GRAVEL/ROCK AREAS WITH SHRUBS, TREES, FLOWERS
- SHED WILL BE STUCCO TO MATCH HOUSE
- HOUSE
- STONE PATIO - FRONT



Note: This Document is warranted for a period of 1 year from

Fnd. PLS
18480

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