

FEE \$10.00

PERMIT # 12594



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 855 Lanai Dr.
PROPERTY TAX NO: 2701-261-32-001
SUBDIVISION: Summer Hill Lot 1 Block 1 Filing 2
PROPERTY OWNER: Jack + Debbie Manning
OWNER'S PHONE: 970 241-6905
OWNER'S ADDRESS: 855 Lanai Dr.
CONTRACTOR NAME: Home owner built
CONTRACTOR'S PHONE:
CONTRACTOR'S ADDRESS:
FENCE MATERIAL & HEIGHT: Redwood-Cedar 6'
PLOT PLAN
\* see attached improvement location cert.

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
SPECIAL CONDITIONS
SETBACKS: Front 20' from property line (PL) or
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).

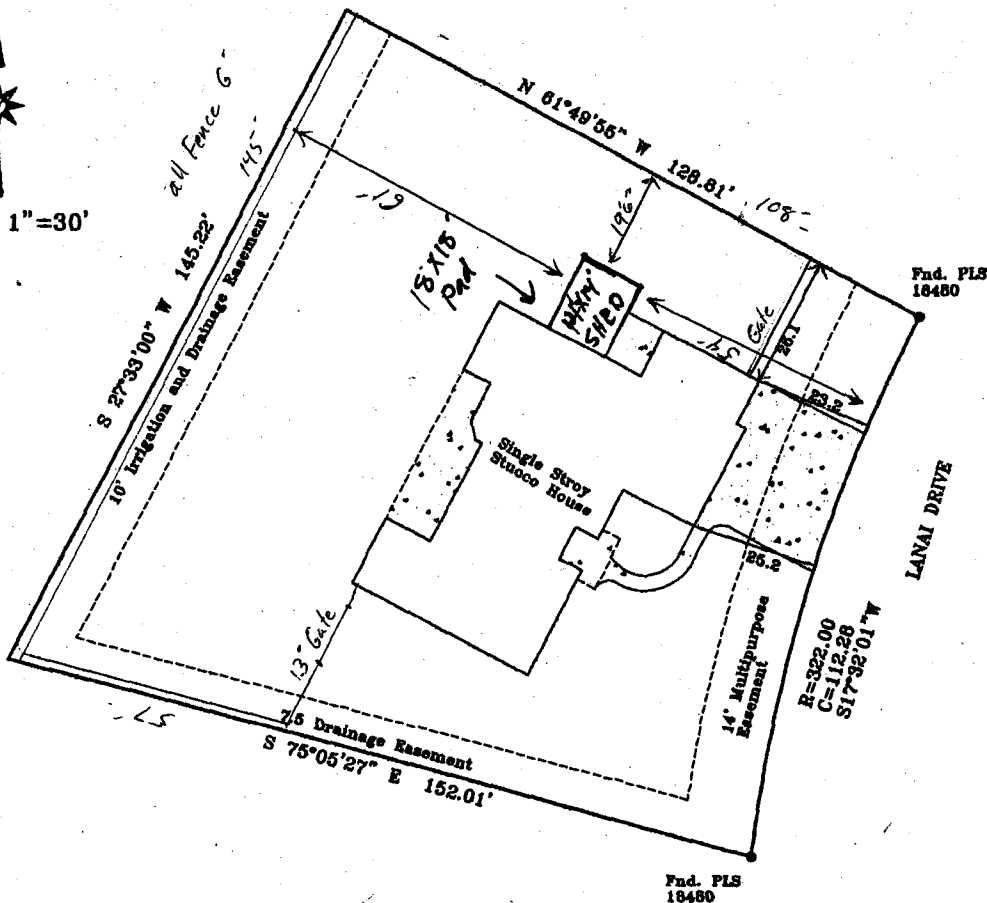
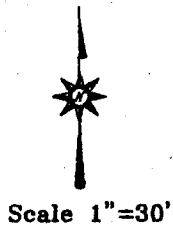
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 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 [Signature]
Community Development's Approval [Signature]
City Engineer's Approval (if required)

Date Oct. 1st, 2003
Date 10/1/03
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)



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

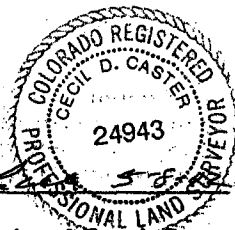
**IMPROVEMENT LOCATION CERTIFICATE**

**LEGAL DESCRIPTION:** Lot 1 in Block 1 of SUMMER HILL FILING No. 2, Mesa County, Colorado. Legal Description and Easements of Record provided by Stewart Title, OrderNumber 0200317A.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for APEX Mortgage Services Inc., that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishments of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this date 5/7/02, 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 of 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.

11-7-02  
 ACCEPTED *Dayle Anderson*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



*Cecil D. Caster*  
 Cecil D. Caster  
 Registered Professional Land Surveyor  
 P.L.S. Number 24943

	Monument Surveying Co.
	741 Rood Ave.
	Grand Junction, CO 81501
	245-4189   ULC 02-82   5/7/02
Manning property	
855 Lanai Drive	