



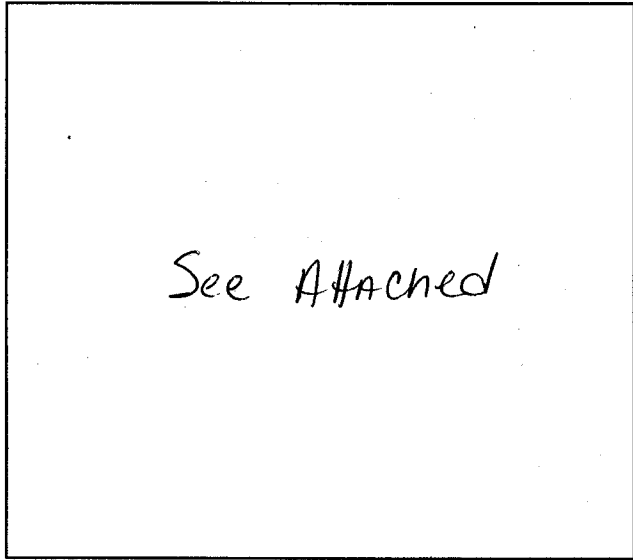
FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2835 Maverick Dr.
TAX SCHEDULE NO 2943-303-67-006
PROPERTY OWNER Tyson + Julie Manross
OWNER'S PHONE 244 8638
OWNER'S ADDRESS Same
CONTRACTOR [Redacted] owner
CONTRACTOR'S PHONE
CONTRACTOR'S ADDRESS
FENCE MATERIAL wood
FENCE HEIGHT 6'



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] Date 1-3-03
Community Development's Approval [Signature] Date 1/3/03
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)

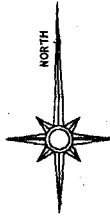


**ANNON SURVEYING**

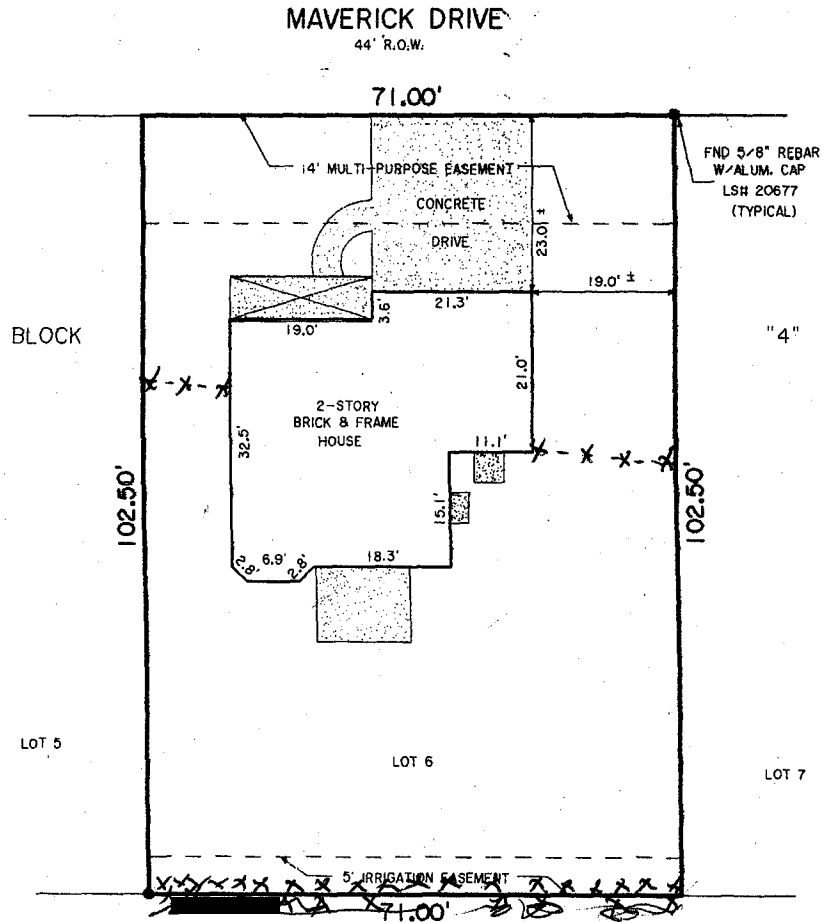
ILC'S  
BOUNDARY  
CONSTRUCTION

3847 N. River Road Palisade, CO 81526 (970) 464-6595 Fax (970) 464-6585

### IMPROVEMENT LOCATION CERTIFICATE



SCALE: 1" = 20'



**NOTES:**

1. A BOUNDARY SURVEY IS RECOMMENDED.
2. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

= Covered    = Overhang

PURCHASER: JULIA D. & TYSEN J. MANROSS  
CASE NO.: 00145394 REVISION B  
FIRST AMERICAN TITLE, GJ  
ADDRESS: 2835 MAVERICK DR., GJ  
DATE: 7/09/2002  
SCALE: 1" = 20'

**LEGAL DESCRIPTION**

LOT 6 IN BLOCK 4 OF  
ARROWHEAD ACRES II, FILING TWO,  
COUNTY OF MESA, STATE OF  
COLORADO.



I hereby certify that this Improvement Location Certificate was prepared for  
WELLS FARGO HOME MORTGAGE, INC. that it is not a land survey plat or  
improvement survey plat, & that it is not to be relied upon for the establishment of  
fence, building, or other future improvement lines. I further certify that the visible  
improvements on the above described parcel on this date 7/08/02, except utility  
connections, are entirely within the boundaries of the parcel, except as shown, that there  
are no encroachments upon the described premises by visible improvements on any adjoining  
premises, except as indicated, & that there is no apparent evidence or sign of any  
easement crossing or burdening any part of said parcel except as noted. Legal  
description/easement information provided by referenced Title Company and Case number.

ATTN. KIM HALL

**BORROWERS COPY**

JOB NO. 02-0233