

FEE \$10.00

PERMIT # 12593

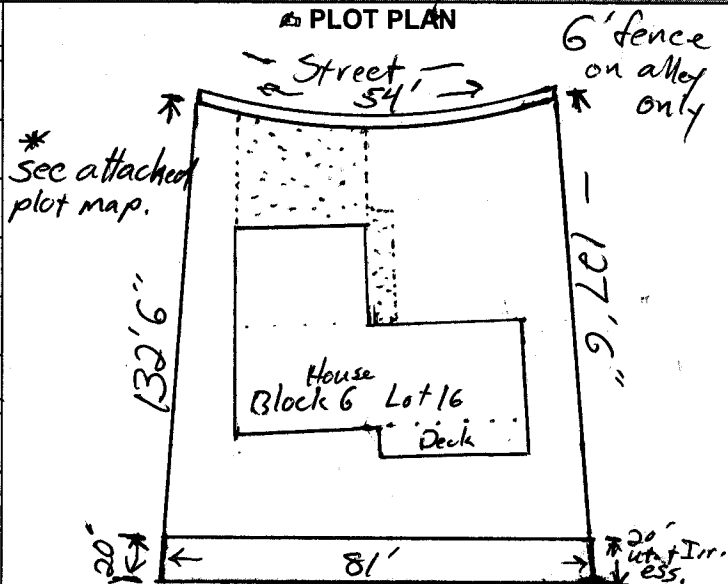


FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 2985 1/2 Brookwood Dr
 PROPERTY TAX NO: 2943-051-52-016
 SUBDIVISION: Brookwood Lot 16 Block 6
 PROPERTY OWNER: Jack + Rebbie Manning
 OWNER'S PHONE: 970-241-6905
 OWNER'S ADDRESS: 855 Lanai Dr.
 CONTRACTOR NAME: Jack Manning/homeowner
 CONTRACTOR'S PHONE:
 CONTRACTOR'S ADDRESS:
 FENCE MATERIAL & HEIGHT: Redwood-Cedar - 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 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 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 Oct. 1, 2003
 Community Development's Approval [Signature] Date 10/1/03
 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)

PLAT MAP

Borrower: J.W. & D.A. Manning

File No.: 5507

Property Address: 2985.5 Brookwood Dr

Case No.:

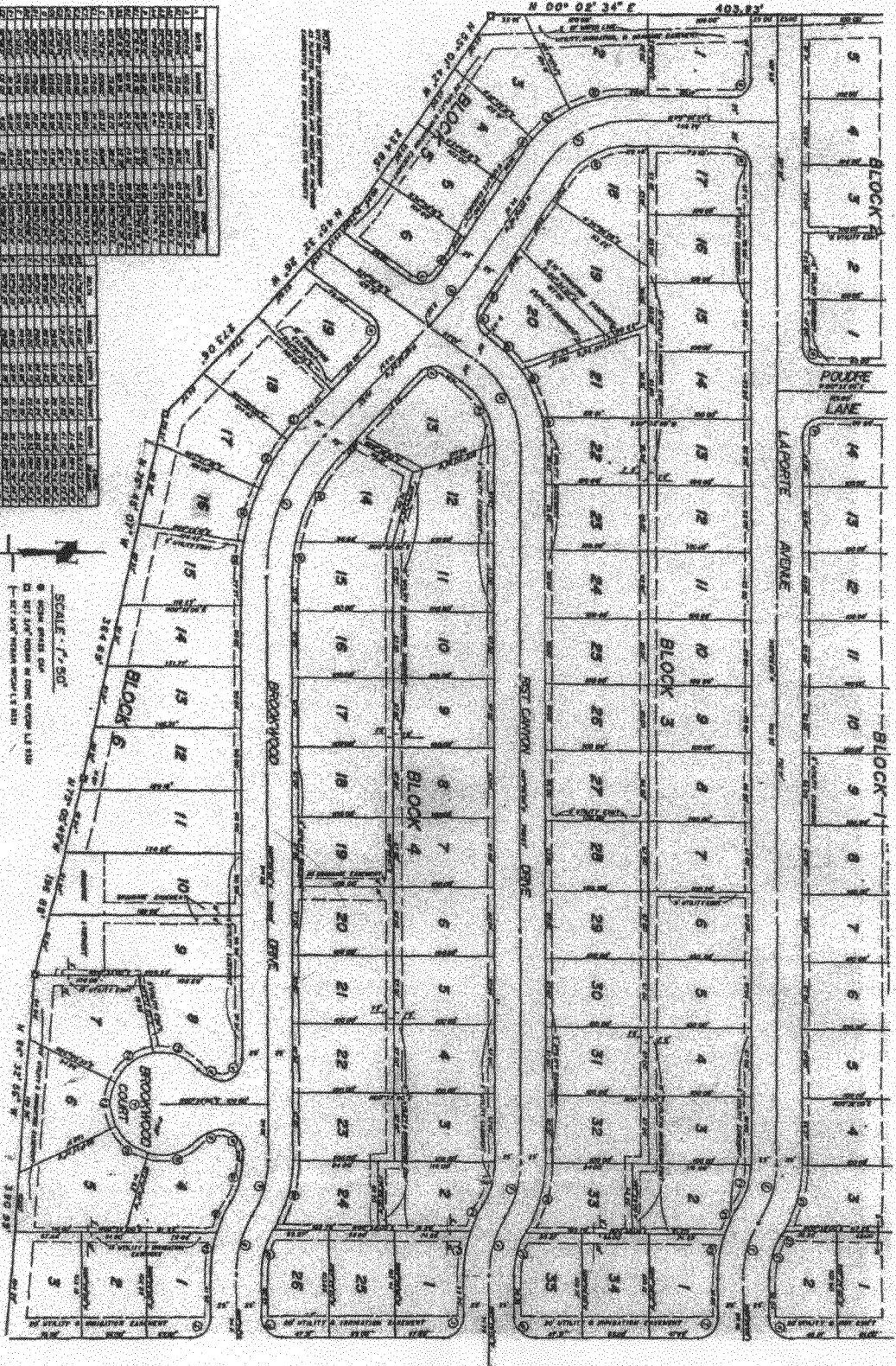
City: Grand Jct

State: CO

Zip: 81504

Lender: Manning Family Trust

Block	Lot	Area (S.F.)	Area (A.C.)	Area (S.F.)	Area (A.C.)	Area (S.F.)	Area (A.C.)	Area (S.F.)	Area (A.C.)	Area (S.F.)	Area (A.C.)	Area (S.F.)	Area (A.C.)	Area (S.F.)	Area (A.C.)	Area (S.F.)	Area (A.C.)
1	1	1000	0.023	1000	0.023	1000	0.023	1000	0.023	1000	0.023	1000	0.023	1000	0.023	1000	0.023



COLORADO WEST SURVEYING
 635 COLORADO AVENUE