

FEE \$10.00

PERMIT # 13783

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 536 Lucas Ct
Property Tax No: 2945-073-35-005
Subdivision: D&K Lucas Sub.-
Property Owner: Vonda Supranovich
Owner's Telephone: 970-241-4442
Owner's Address: 536 Lucas Ct
Contractor's Name: Taylor Fence Co.
Contractor's Telephone: 970-241-1473
Contractor's Address: 832 21 1/2 Road
Fence Material & Height: 6' PVC

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF
ZONE RSF-4
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).

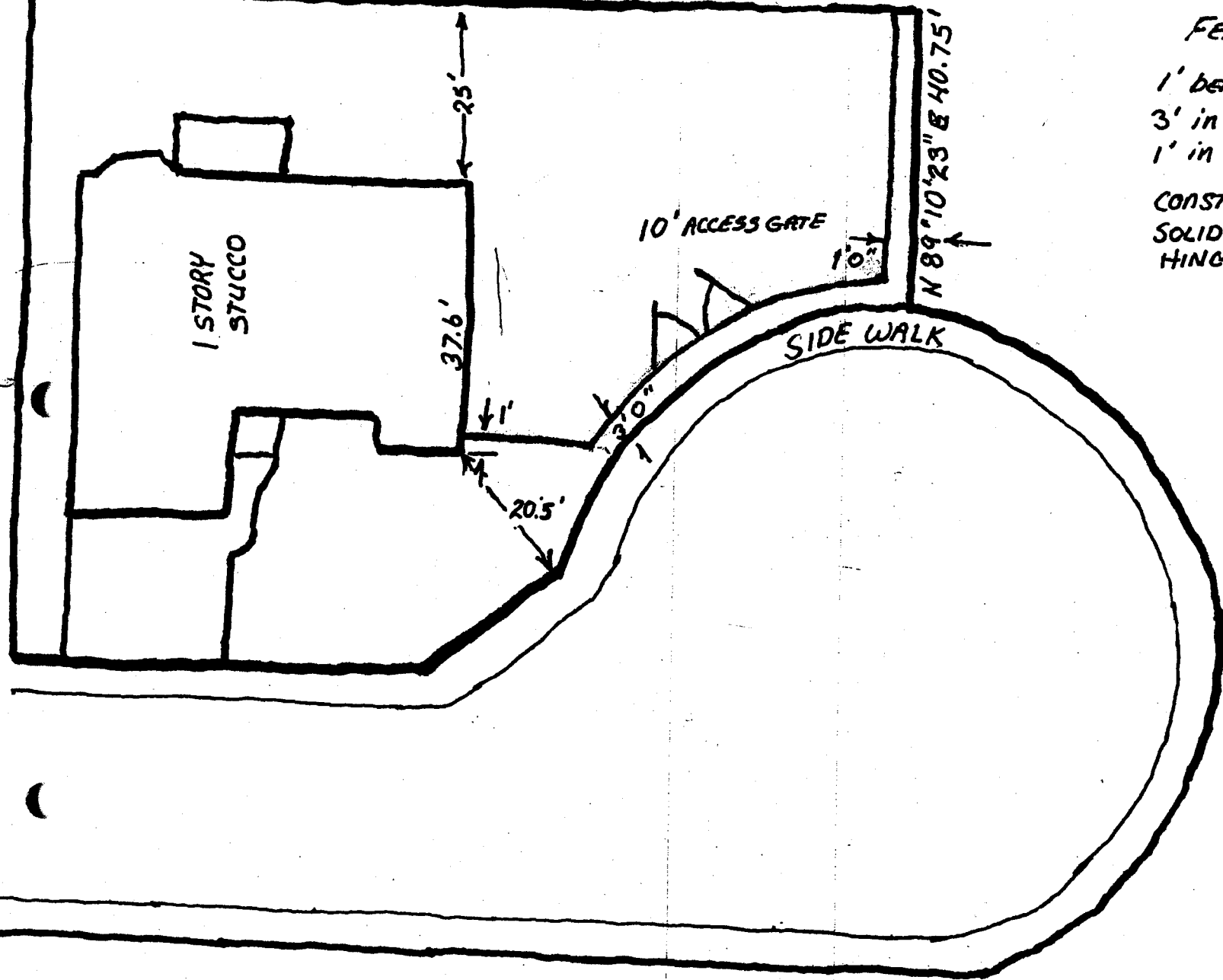
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 Donna M Mathieu Date 7-18-05
Community Development's Approval Ronnie Edwards APA Date 11/15/05
City Engineer's Approval (if required) VAR-2005-222 approved 11/9/05 Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

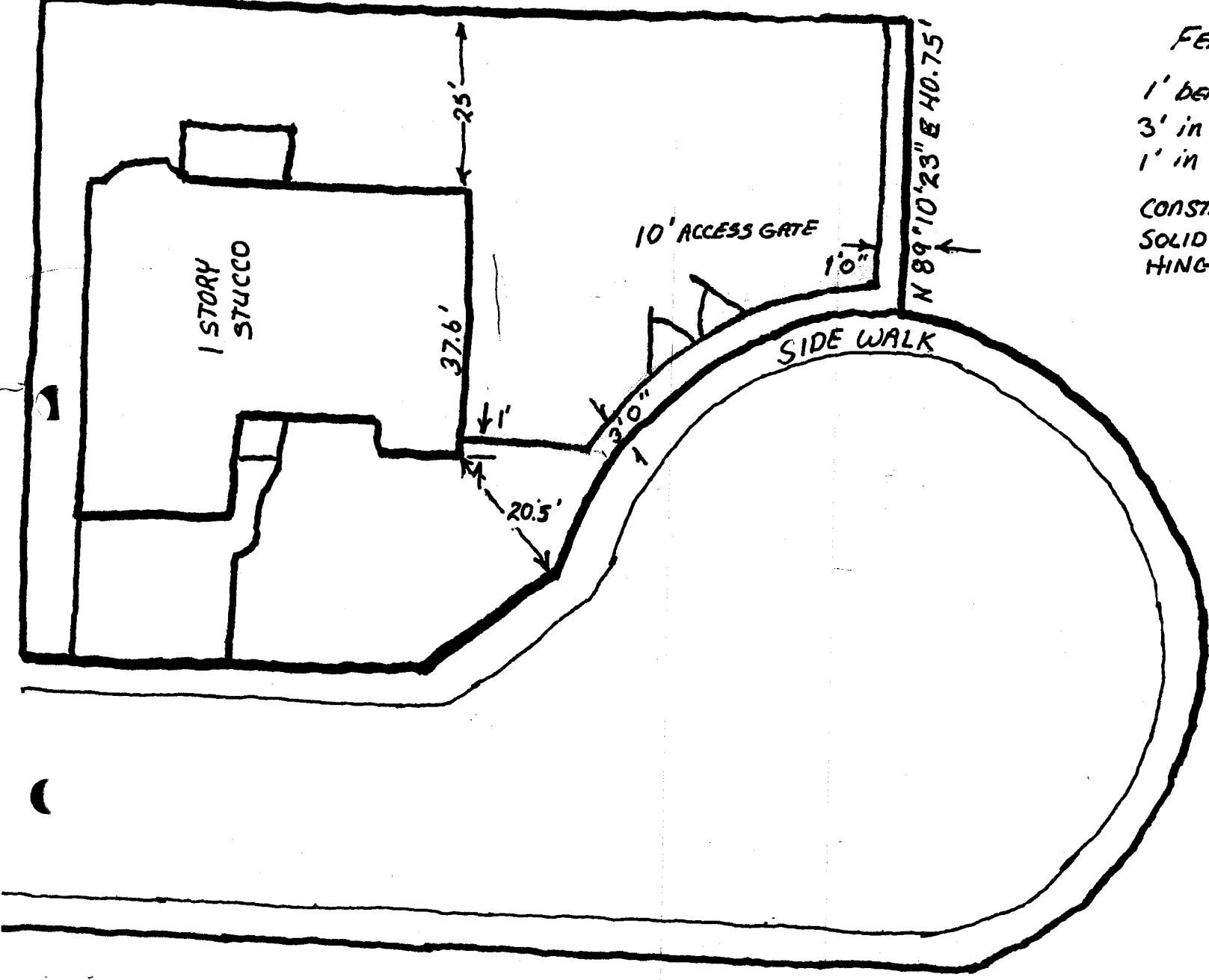
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)



FENCE INDICATED BY RED LINE
 1' BEHIND SOUTH CORNER
 3' IN FROM SIDE WALK
 1' IN FROM SOUTH PROPERTY LINE
 CONSTRUCTED OF 5 FOOT PVC
 SOLID FENCING AND DOUBLE
 HINGED 10 FOOT ACCESS GATE

PROPOSED FENCING PROJECT
 VONDA SUPRANOVICH





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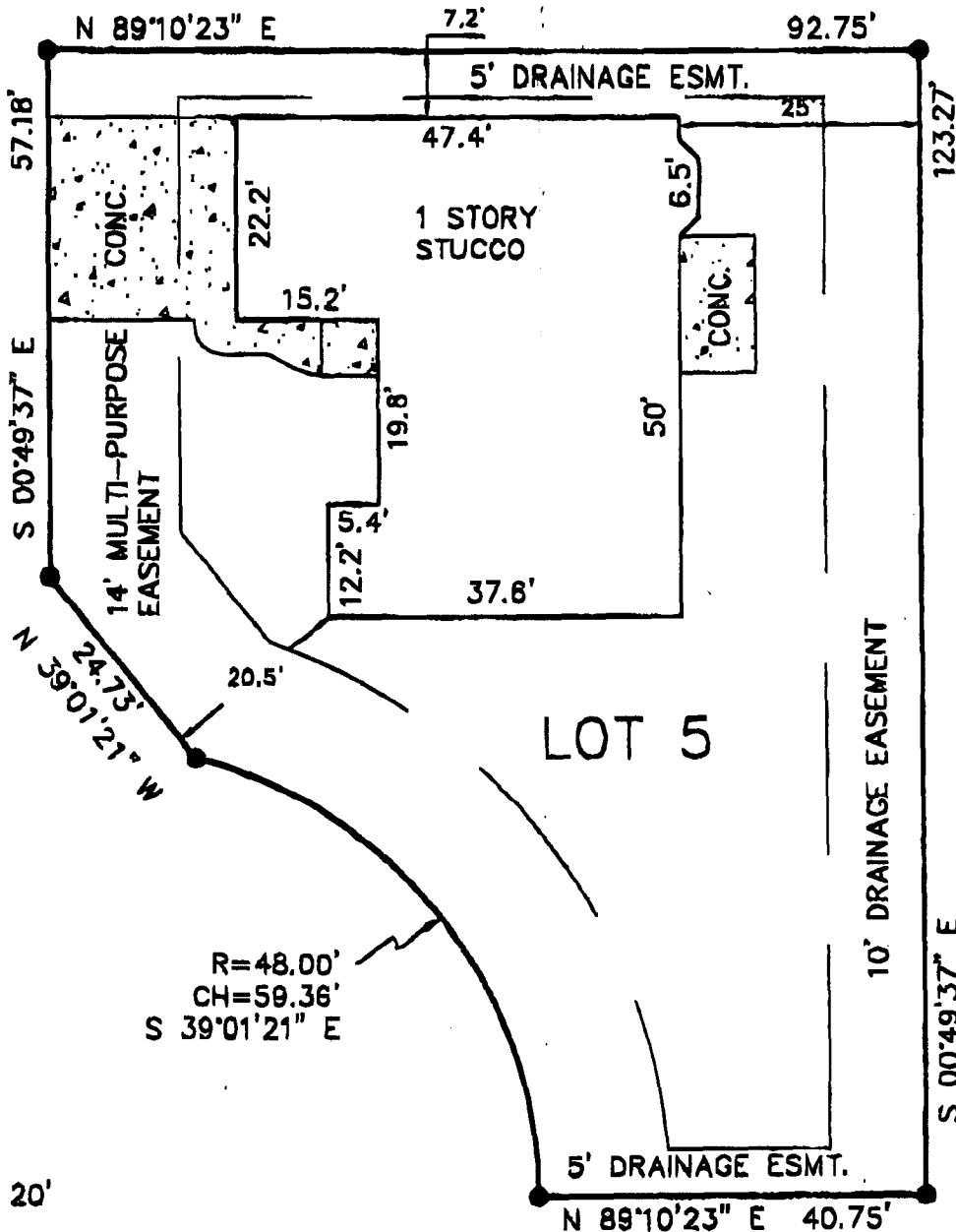


IMPROVEMENT LOCATION CERTIFICATE

536 LUCAS COURT

ABSTRACT TITLE #00914564C
SUPRANOVICH ACCT.
LOT 5 IN D & K LUCAS SUBDIVISION,
MESA COUNTY, COLOARDO.

LUCAS COURT



SCALE: 1" = 20'

● - FOUND #5 REBAR WITH CAP

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR PLATUM MORTGAGE SERVICES 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, 1/6/05 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL EXCEPT AS SHOWN. THAT THESE ARE NOT REPRODUCED UPON THIS DOCUMENT, BECAUSE OF THE LIMITED SPACE AVAILABLE ON THIS DOCUMENT.