

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 676 Tahoe Circle
Property Tax No: 2945-031-70-000
Subdivision: Valley Meadows North
Property Owner: David F. Geer / Sandra L. Geer
Owner's Telephone: 434-9677
Owner's Address: 676 Tahoe Circle
Contractor's Name: Western Workman
Contractor's Telephone:
Contractor's Address:
Fence Material & Height:

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
SPECIAL CONDITIONS 5 feet from property line in front.
SETBACKS: Front 20 from property line (PL) or 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 [Signature] Date
Community Development's Approval [Signature] Date 3/30/07
City Engineer's Approval (if required) [Signature] Date

# IMPROVEMENT LOCATION CERTIFICATE

676 TAHOE CIRCLE, GRAND JUNCTION

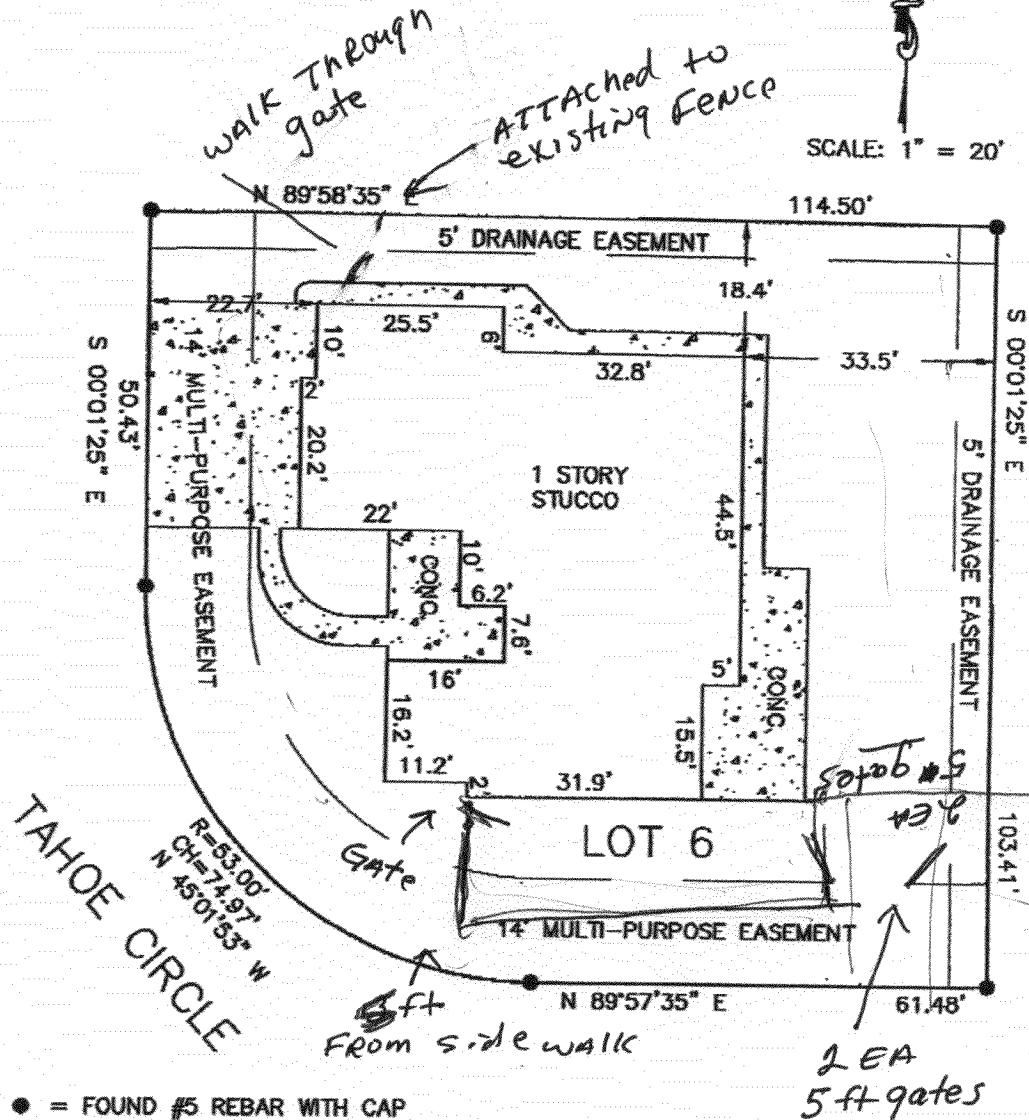
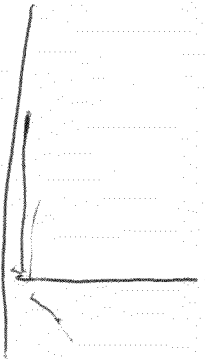
UNITED TITLE U0023770  
 GEER ACCOUNT  
 LOT 6 IN BLOCK 3 OF VALLEY MEADOWS NORTH SUBDIVISION,  
 MESA COUNTY, COLORADO.

ACCEPTED BY THE CITY PLANNING DEPARTMENT  
 ANY CHANGES TO THIS CERTIFICATE MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT  
 APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

3/30/07  


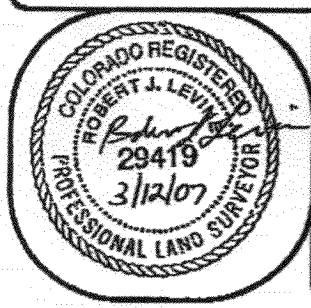


SCALE: 1" = 20'



● = FOUND #5 REBAR WITH CAP

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR UNITED TITLE COMPANY 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 3/12/07 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 ON 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.



SURVEYOR:  
 2704 COMPASS DRIVE  
 STATE FID  
 GRAND JUNCTION, CO. 81505  
 PHONE: 970-245-3777  
 FAX: 970-245-4947

**SURVEYIT, INC.**

ROBERT J. LEVINE  
 R.L.S. 29419

SURVEYED BY:	J.G.	DATE SURVEYED:	3/12/07
DRAWN BY:	K.L.	DATE DRAWN:	3/12/07
REVISION:		SCALE:	1" = 20'