

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2990 Summerbrook Dr.

TAX SCHEDULE NO 523-50-6153

PROPERTY OWNER Dorothy M. Riley

OWNER'S PHONE 970 243-4133

OWNER'S ADDRESS 2990 Summerbrook Dr.

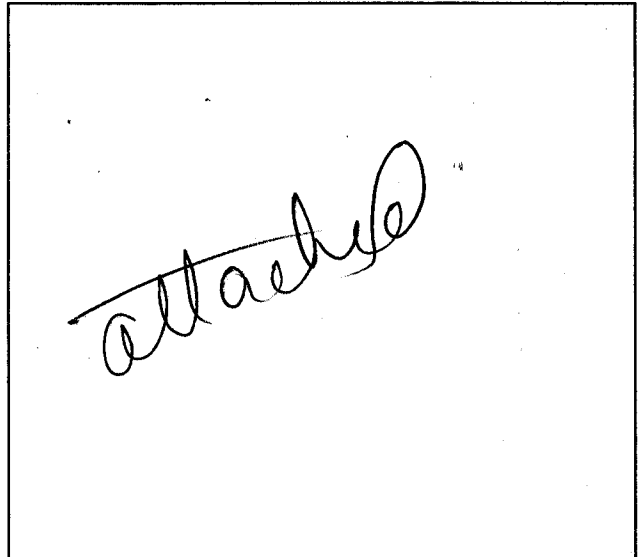
CONTRACTOR Grace Homes

CONTRACTOR'S PHONE 523-5555

CONTRACTOR'S ADDRESS 786 Valley Ct. Grand St, 10. 81505

FENCE MATERIAL cedar

FENCE HEIGHT 4 1/2' solid cedar panel with 1' lattice top



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 from property line (PL) or from center of ROW, whichever is greater.

SPECIAL CONDITIONS 4 1/2' solid 1' of lattice on top

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 Dorothy M. Riley

Date

Community Development's Approval C. Jay Dubson

Date 10/11/02

City Engineer's Approval (if required)

Date

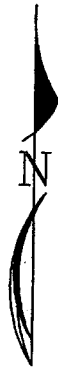
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code) (White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

IMPROVEMENT LOCATION CERTIFICATE

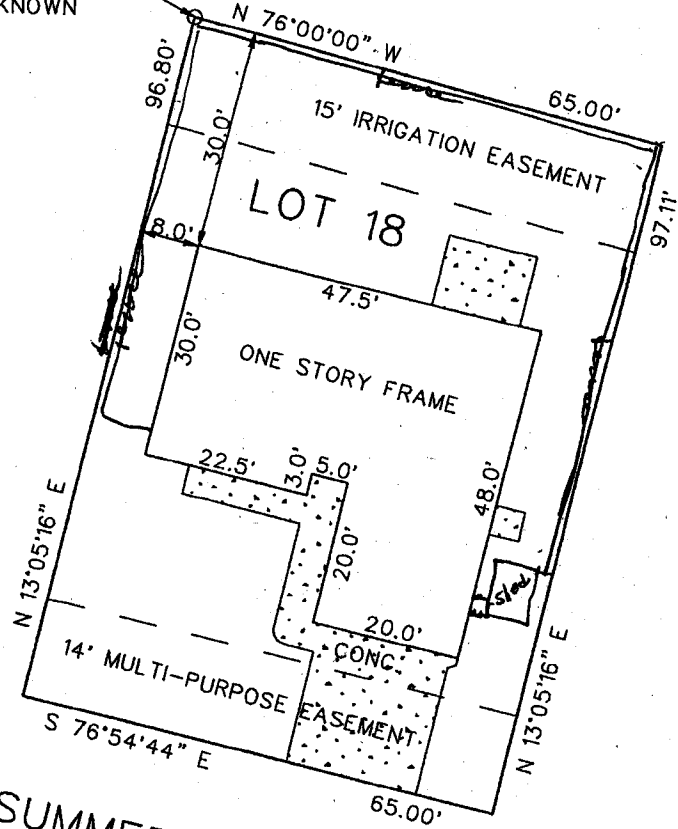
2990 SUMMERBROOK DRIVE

FIRST AMERICAN TITLE #140353
RILEY ACCOUNT
LOT 18 IN BLOCK 1 OF BROOKSIDE SUBDIVISION, FILING ONE,
MESA COUNTY, COLORADO.

#5 REBAR
WITH CAP
UNKNOWN



SCALE: 1" = 20'

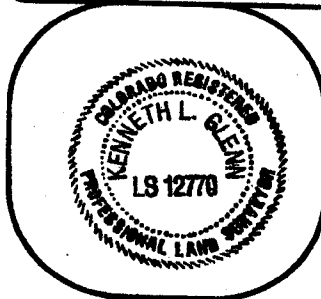


SUMMERBROOK DRIVE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR FIDELITY MORTGAGE 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, 6/26/01 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.

● = FOUND PIN

Kenneth L. Glenn
KENNETH L. GLENN R.L.S. 12770



SURVEYIT

PHONE: 970-245-3777 FAX: 241-4847



by GLENN

MAILING:
2754 COMPASS DRIVE
SUITE 195
GRAND JUNCTION, CO. 81506

SURVEYED BY:	K.G.	DATE SURVEYED:	6/26/01
DRAWN BY:	C.R.	DATE DRAWN:	6/26/01
REVISION:		SCALE:	1" = 20'