

FEE-\$10.00

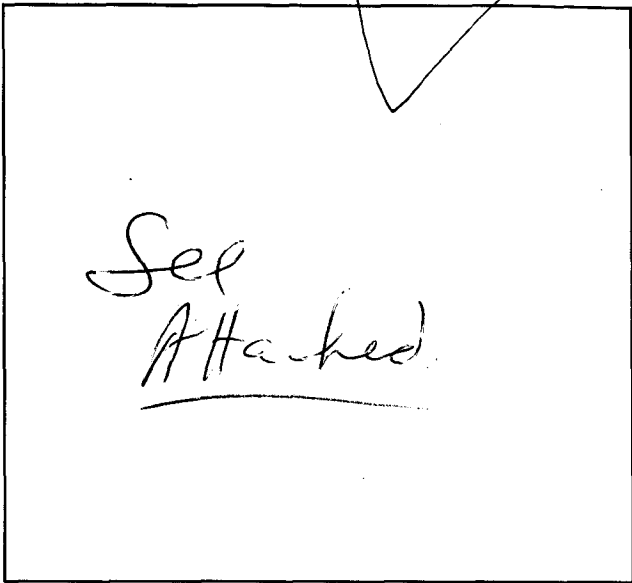
# FENCE PERMIT

## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 581 Rio Verde Ln  
 TAX SCHEDULE NO 2945-071-17-038  
 PROPERTY OWNER MANCUSO, Gary  
 OWNER'S PHONE 255 0340  
 OWNER'S ADDRESS 581 Rio Verde Ln  
 CONTRACTOR owner  
 CONTRACTOR'S PHONE 255 0340  
 FENCE MATERIAL wire & cedar post &  
 FENCE HEIGHT 6 feet some privacy



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).

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4  
 SPECIAL CONDITIONS \_\_\_\_\_  
 \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ 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 5-5-5B 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 X. Gary Mancuso

Date 5-6-97

Community Development's Approval Marcia Rabideaux

Date 5-6-97

City Engineer's Approval (if required) \_\_\_\_\_

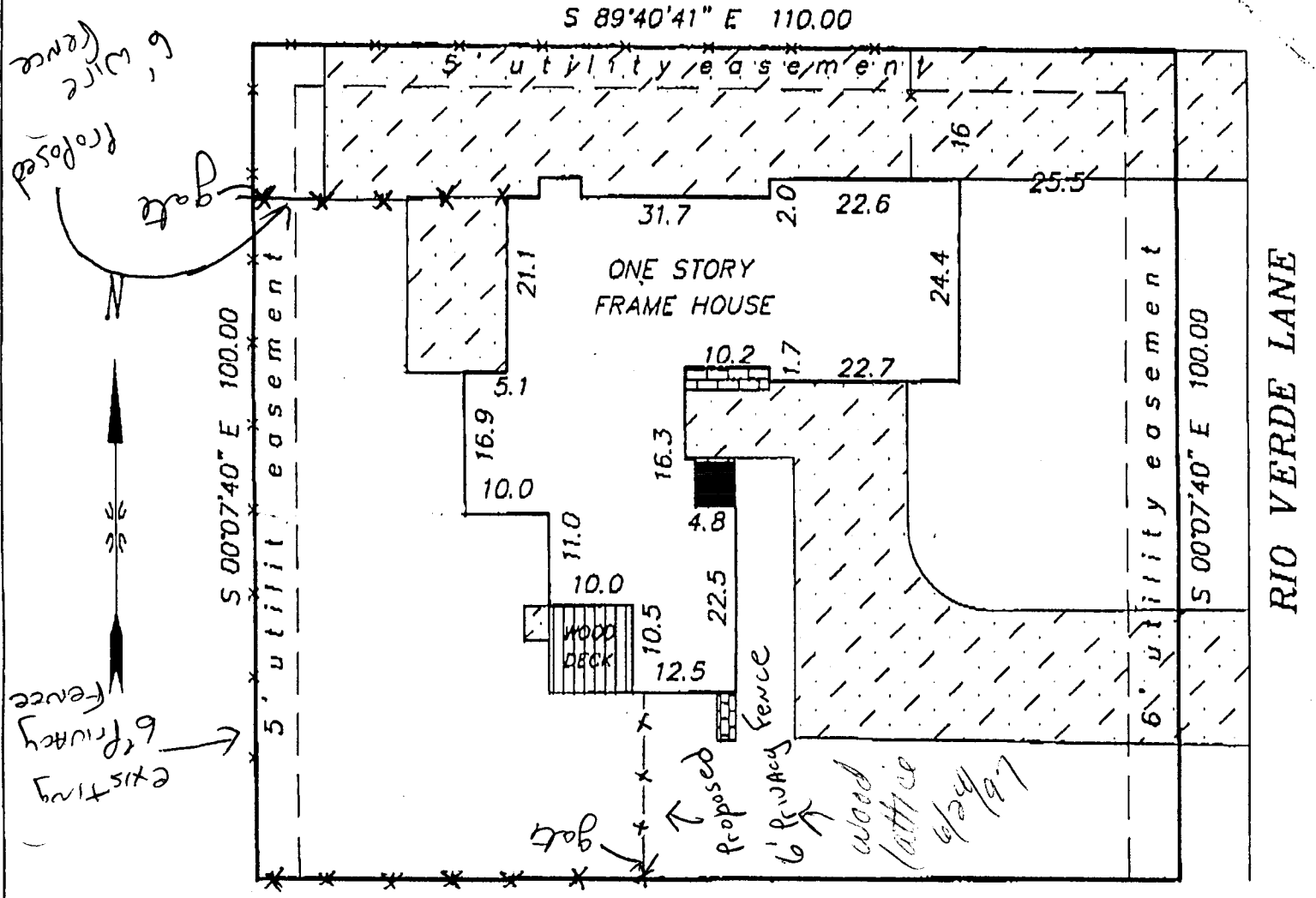
Date \_\_\_\_\_

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Community Development)

(Yellow: Code Enforcement)

(Pink: Customer)



DESCRIPTION

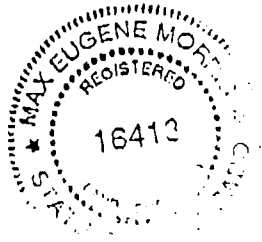
LOT 38 BLOCK 2  
LOMA RIO SUBDIVISION  
MESA COUNTY, COLORADO  
FIRST AMERICAN TITLE 115102

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS
- THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for NORWEST MORTGAGE; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 3/31/97, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or 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.



*[Handwritten signature]* 4/1/97