

FEE \$10.00

PERMIT # 10042

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 1512 Orchard Ave
TAX SCHEDULE NO 2945-122-06-018
PROPERTY OWNER MARK + Michelle Angelo
OWNER'S PHONE 242-3714 (unlisted)
OWNER'S ADDRESS 1512 Orchard Ave
CONTRACTOR self
CONTRACTOR'S PHONE SAME
FENCE MATERIAL CEDAR
FENCE HEIGHT 6' BACK, 3-4' FRONT picket

SEE ATTACHED
1803871 0145PM 06/30/97
MONIKA TODD CLK&REC MESA COUNTY CO
BOOK 2337 PAGE 291

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-8
SPECIAL CONDITIONS
SETBACKS: Front 20' for 6' from property line (PL) or 50' 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 Mark Angelo Date 6/12/97
Community Development's Approval [Signature] Date 6/12/97
City Engineer's Approval (if required) Date

Recorder's Note: Not An Original Signature When Recorded

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

RECORDED NOTE: FOUR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

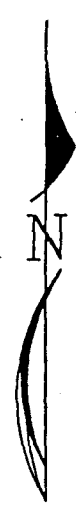
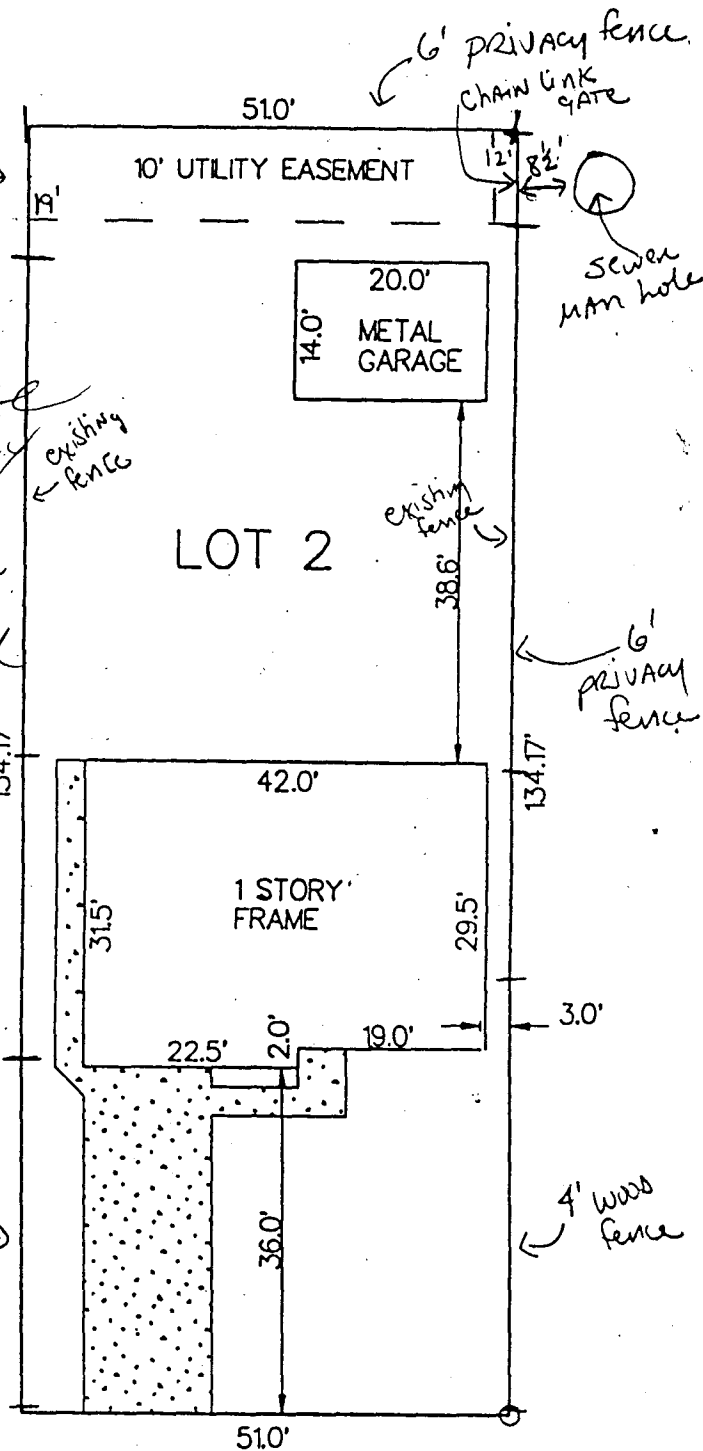
# IMPROVEMENT LOCATION CERTIFICATE

1512 ORCHARD AVENUE

ABSTRACT TITLE #898278  
ANGELO ACCT.

LOT 2 IN BLOCK 1 OF WEAVER SUBDIVISION,  
MESA COUNTY, COLORADO.

*6/12/97*  
*MARK*  
*Fence OK if*  
*gates on*  
*each side will*  
*use periodically*  
*for access so*  
*no 24M #4 steel*  
*and stuff.*  
*only*



SCALE: 1" = 20'

ORCHARD AVENUE

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR PACIFIC AMERICAN MORTGAGE

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, 12/27/96 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 OF...

BOOK 2337 PAGE 292