

FEE \$10.00

PERMIT #

144

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2825 Mango Ct
Property Tax No: 2943-192-50-015
Subdivision: Summer Glen
Property Owner: Bryan + Regina Richmond
Owner's Telephone: 970-314-2965
Owner's Address: 2825 Mango Ct
Contractor's Name: Grace Homes
Contractor's Telephone: 970-523-5555
Contractor's Address: 784 Valley Ct
Fence Material & Height: Trexced Fir Left High

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 RMF-8
SPECIAL CONDITIONS
SETBACKS: Front 20 from property line (PL) or from center of ROW, whichever is greater.
Side 0 from PL Rear 0 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 Regina Richmond Date 10-30-06
Community Development's Approval Judith A. Vee Date 10-30-06
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)

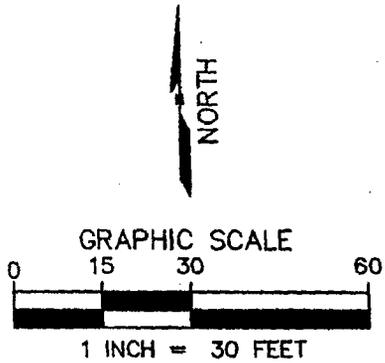
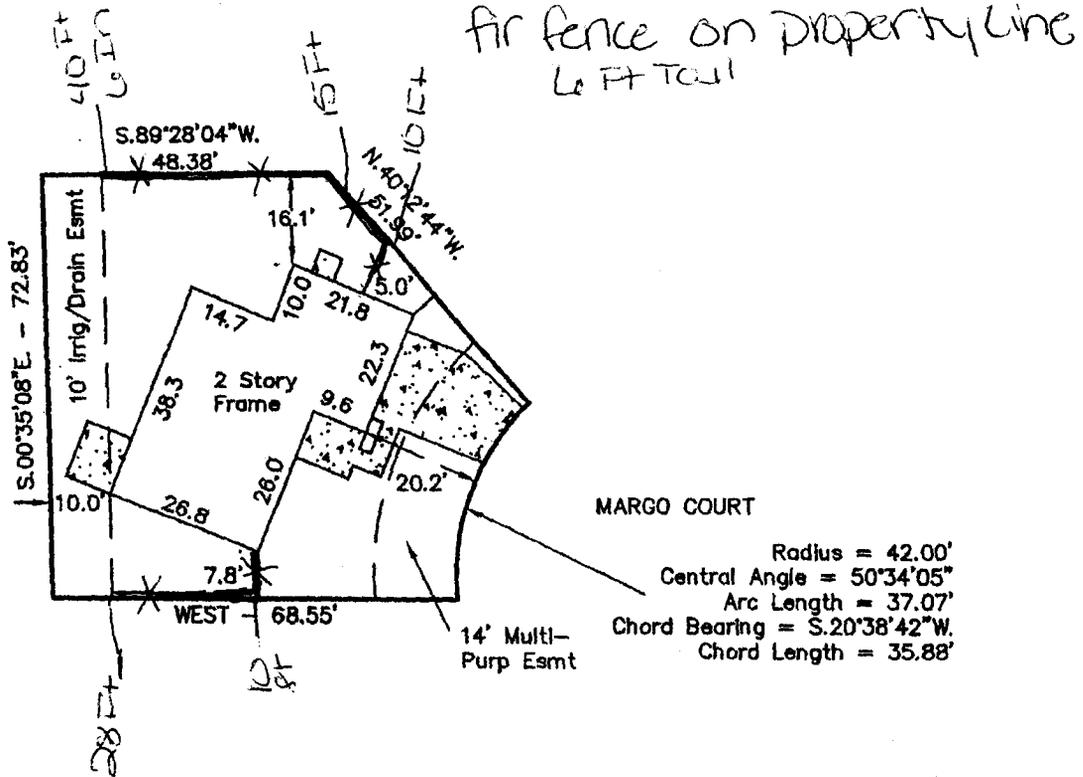
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

Tax Schedule # 2943-192-58-015

# IMPROVEMENT LOCATION CERTIFICATE

2825 Margo Court, Grand Junction, Colorado 81501

Lot 15 in Block 5 of Summer Glen Subdivision, Mesa County, Colorado



TITLE INFORMATION  
 PROVIDED BY:  
 Meridian Land Title  
 FILE NO 80474  
 BORROWER Richmond

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Major Mortgage, THAT THIS IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDINGS, OR OTHER FUTURE IMPROVEMENTS LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 08/18/06, 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 OF ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

*James L. White*  
 James L. White PLS 31170 8/28/06

REVISED 08/28/06