

FEE \$10.00

PERMIT # 10182

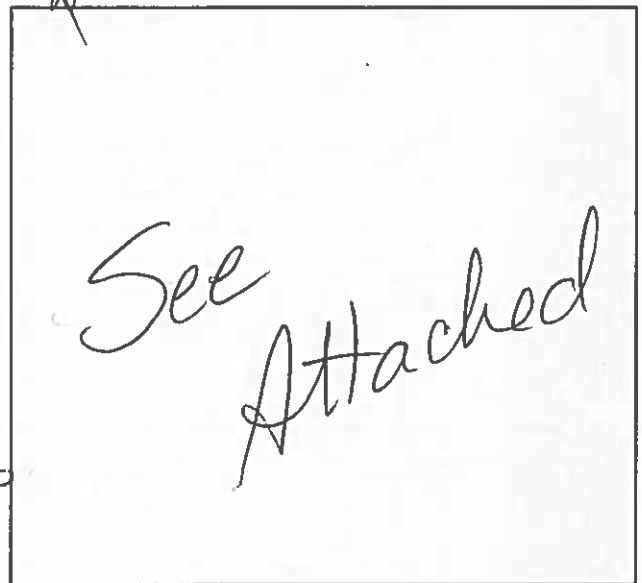
# FENCE PERMIT

## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 409 WILLOW RIDGE CT.  
 TAX SCHEDULE NO 2945-164-28-010  
 PROPERTY OWNER WILLOW RIDGE HOMES, INC.  
 OWNER'S PHONE 255-0042  
 OWNER'S ADDRESS 406 WILLOW RIDGE CT.  
 CONTRACTOR WOOD + STONE BLDGS.  
 CONTRACTOR'S PHONE 285-7121  
 FENCE MATERIAL WOOD FRAME w/ SYNTHETIC STUCCO  
 FENCE HEIGHT 6'

PLOT PLAN



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 PR 3.1  
 SPECIAL CONDITIONS \_\_\_\_\_

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 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 Kenny Diaz, Willow Ridge Homes, Inc. Date 11-25-97  
 Community Development's Approval Antonia Costello Date 11-25-97  
 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)

PROPERTY LINE

26'

\* 28'

ARCHWAY EXIT  
54" WIDE

6' HIGH SYNTHETIC STUCCO  
ON WOOD FRAME FENCE  
(NO ELECTRICAL) (4" GAP AT BOTTOM / DRAINAGE)

EXISTING COLUMN

"CONCRETE PATIO"  
(EXISTING)

14'

409 WILLOW RIDGE CT.

1/4" = 1'

\* NOT TO SCALE

LOT 10

409 WILLOW RIDGE CT.

1/16" = 1'

15' DRAINAGE & UTILITY EASEMENT

51.17'

25' SETBACK

SETBACKS:

25'3"

LOT 11

140.93'

LOT 10

LOT 9

0' LOT LINE

48'

118.81'

10' MAINTENANCE EASEMENT

10'

25'

25'3"

4' MULTI-PURPOSE EASEMENT

DRIVEWAY

51.25' SIDE WALK

OK *Kenneth Cobble* 3/20/97

P. D. G.

WILLOW

ACCEPTED MR 3-31-97  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.