

FEE \$10.00

PERMIT # 10736



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

EW

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 747 W. WILSHIRE Ct. G.J.
TAX SCHEDULE NO 2701.354.33.008
PROPERTY OWNER PER BALKE (Per-olof Balke)
OWNER'S PHONE 243-8386
OWNER'S ADDRESS 747 WEST WILSHIRE Ct G.J.
CONTRACTOR BRAD DAVENPORT CONSTR. Co inc.
CONTRACTOR'S PHONE 243 5839
CONTRACTOR'S ADDRESS 818 ELM AVE G.J.
FENCE MATERIAL WOOD/BRICK COLUMNS
FENCE HEIGHT 6'-0"

(SEE ATTACHMENT)

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-2
SPECIAL CONDITIONS ACCO approval
Mugid.

SETBACKS: Front 20' from property line (PL) or 45 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 [Signature]
Community Development's Approval R. Valdez
City Engineer's Approval (if required)

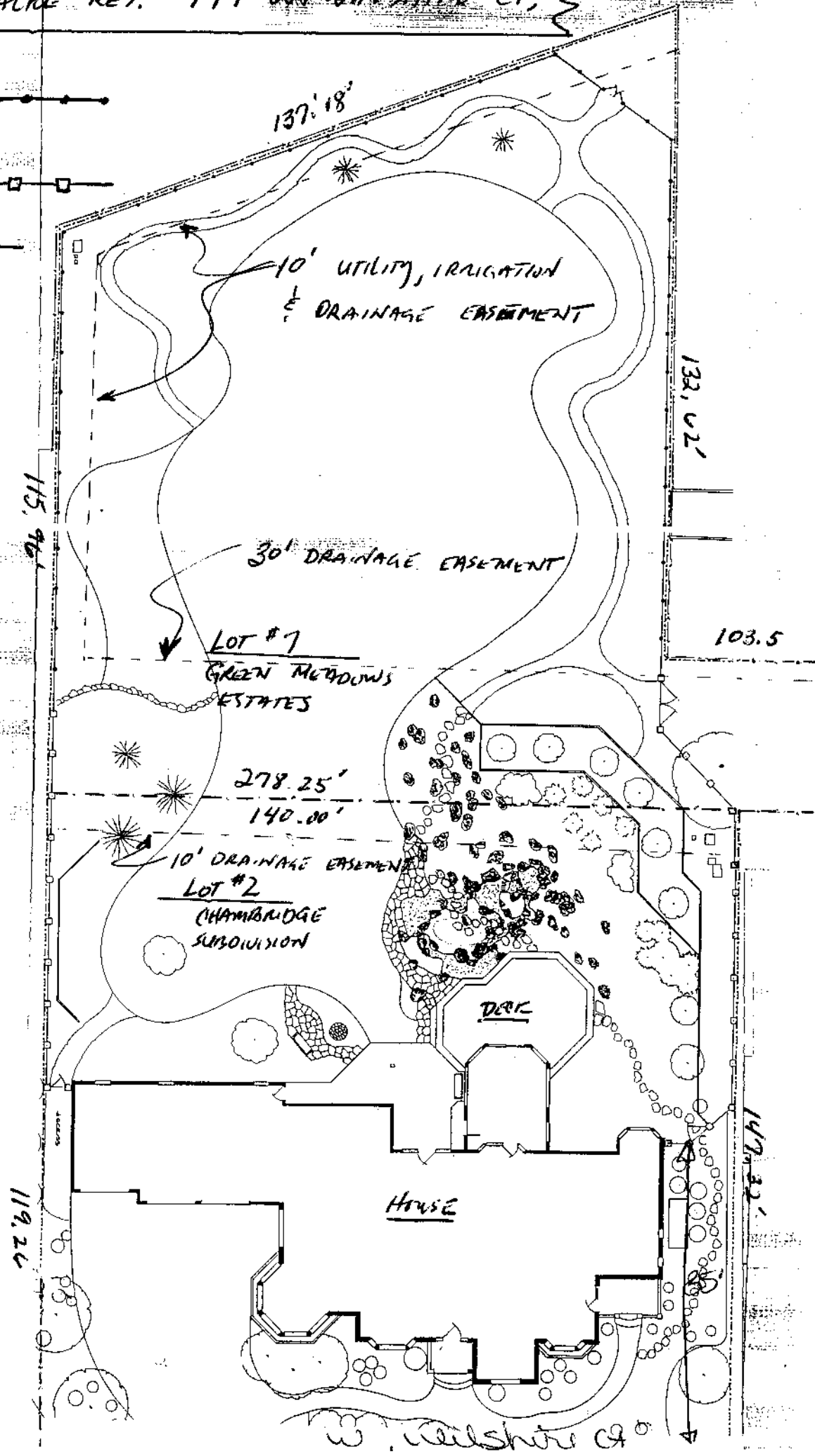
Date 5-10-99
Date 5-10-99
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

KEY:

BALKE RES. 747 W. WILSHIRE CT.

- NEW FENCE
- 6'-0" WOOD PICKET FENCE
- 6" WOOD PICKET FENCE w/ BRICK COLUMNS
- PROPERTY LINE
- EASEMENTS



137.18'

133.62'

103.5'

LOT #1

GREEN MEADOWS ESTATES

278.25'

140.00'

10' DRAINAGE EASEMENT

LOT #2

CAMBRIDGE SUBDIVISION

DECK

HOUSE

119.26'

149.32'

W. WILSHIRE CT.