

FEE \$10.00

PERMIT #

13504



# FENCE PERMIT

## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 659 Cordial Court

Property Tax No: 2945-021-18-008

Subdivision: Cherry Hills

Property Owner: Rae Benton

Owner's Telephone: 243-2606

Owner's Address: 659 Cordial Court

Contractor's Name: Earthwise Irrigation + Landscape Const. Inc

Contractor's Telephone: 245-8848

Contractor's Address: 2381 1/2 B River Rd.

Fence Material & Height: Stucco 2' HT wall 3-4' pillars

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 <u>RSF-4</u>	SETBACKS: Front _____ from property line (PL) or
SPECIAL CONDITIONS _____	_____ 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 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 Juanita Carter EWI Date 2/18/05

Community Development's Approval Gayleen Henderson Date 2-18-05

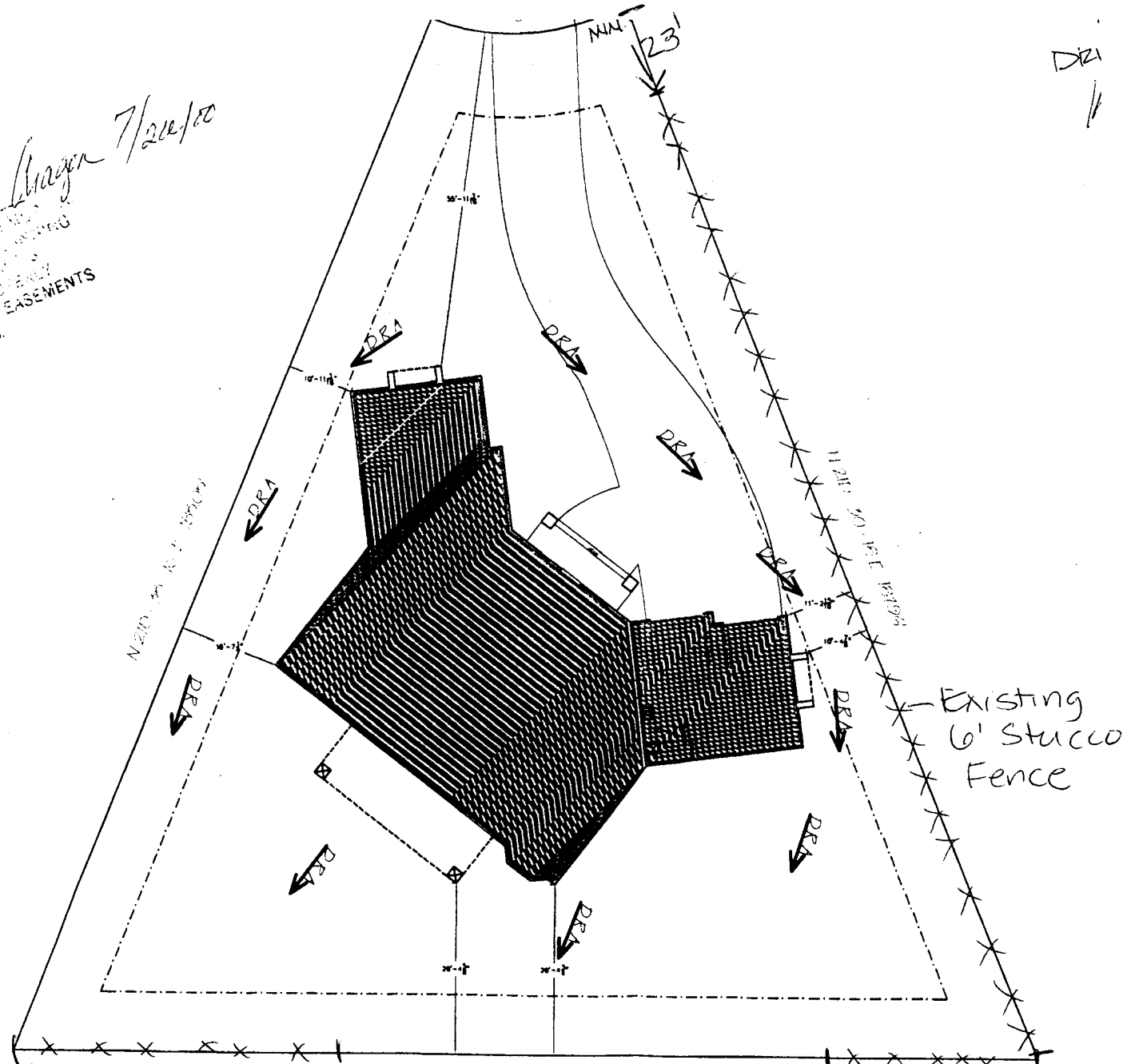
City Engineer's Approval (if required) \_\_\_\_\_ Date \_\_\_\_\_

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)

STATE SECTION, CO  
BLOCK 5, LOT 1  
.400 ACRES  
SCALE 1" = 20'

*Asst. Engineer 7/26/00*  
ADJUSTED  
PROPERTY LINES  
AND PROPERTY EASEMENTS  
AND PROPERTY LINES.



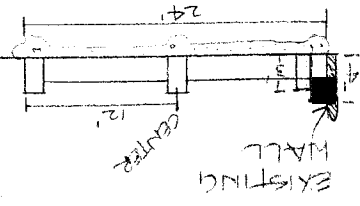
Proposed 34' section

2' stucco fence  
w/ pillars (see design)  
Top height 4'

Proposed 24' section  
2' stucco fence w/ pillars  
Top height 4'

5890-23-02E 16951

BENTON RESIDENCE 659 COPDIAL CT. G.U., CO  
 STUCCO WALL DETAIL 211705 SC  
 ERGHTMISE IRRIGATION AND LANDSCAPE CONSTRUCTION, INC. 245-8848



← 160' TOTAL LENGTH →

