

FEE \$10.00

2

PERMIT # 13811

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2625 Wisteria Court Grand Jct 81506
Property Tax No: 2701-353-64-003
Subdivision: 2620 S Road
Property Owner: Donnie & Tera Mitchell
Owner's Telephone:
Owner's Address: 2625 Wisteria Court Grand Jct 81506
Contractor's Name: None
Contractor's Telephone: None
Contractor's Address: None
Fence Material & Height: Cedar 6 foot

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-5
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 Jim Thompson Date 6-24-05
Community Development's Approval Gayleen Henderson Date 6-24-05
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)

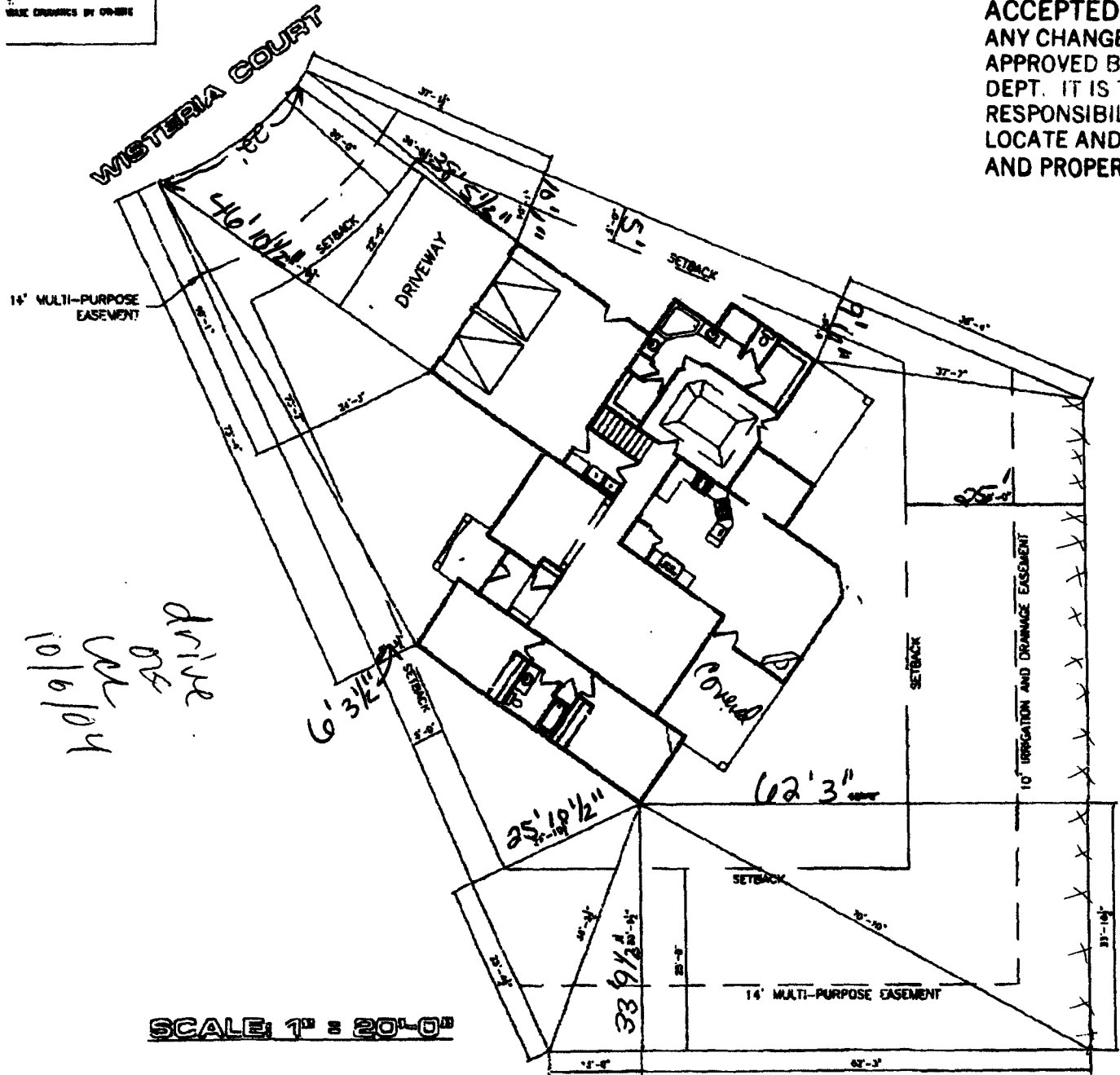
1. DIMENSIONS OF ALL LINES  
 2. DIMENSIONS OF CURVES  
 3. MARK DIMENSIONS BY CURVES

ACCEPTED *Wendy Spurr*  
 ANY CHANGE OF SETBACK MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

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**NOTE:**  
 BUILDER TO VERIFY  
 ALL SETBACK AND EASEMENT  
 ENCROACHMENTS PRIOR  
 TO CONSTRUCTION

**NOTE:**  
 DIMENSION LINES ARE PULLED FROM  
 EDGE OF BRICK LEDGE IF NO BRICK LEDGE  
 EXIST, DIMENSIONS WILL BE FROM EDGE  
 OF FOUNDATION.

**NOTE:**  
 GRADE MUST SLOPE AWAY FROM HOUSE 1" OF FALL IN  
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

SITE PLAN INFORMATION	
SUBDIVISION NAME	3420 S SEAB
PLAT NUMBER	7
LOT NUMBER	3
BLOCK NUMBER	2
STREET ADDRESS	7 WISTERIA COURT
COUNTY	LESA
GRADE TO FT.	484.57
LYING BE. FT.	21.37 0'
LOT SIZE	3346 SQ. FT.
SETBACKS USED	FRONT 30' SIDE 5' REAR 25'

241-7903