

FEE \$10.00

PERMIT # 13700

(P)
FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 3010 Big Bird Ave

Property Tax No: 2943-162-08-008

Subdivision: Grand Meadows South

Property Owner: Bob Wilmet

Owner's Telephone: 216 0523

Owner's Address: 3010 Big Bird Ave

Contractor's Name: Grace Homes

Contractor's Telephone: ~~523~~ 523 5555

Contractor's Address: 286 Valley Court-

Fence Material & Height: 6' white vinyl

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>RMF-5</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 [Signature] Date 4/19/05

Community Development's Approval Gayleen Henderson Date 4-19-05

City Engineer's Approval (if required) _____ Date _____

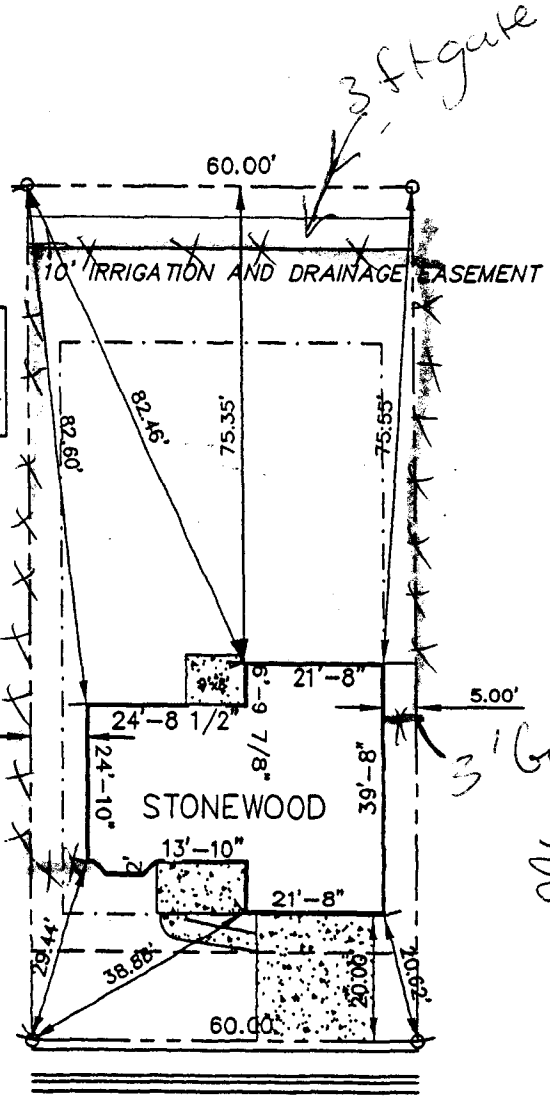
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

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

GROSS SQ FT = 1563 SF
 IMPERVIOUS SQ FT = 4507.5 SF
 LOT 7 BLK 2 PARCEL = 8109.9 SF



Scale = 1" = 20'



3' Gate
Older
10/19/04

GRAND MEADOWS—SO SUBDIVISION
 3010 BIG BIRD AV
 Lot 7 Block 2
 22-SEPT-04

BIG BIRD AVENUE

11-15-04 *Gayleen Henderson*
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND VERIFY EASEMENTS
 AND PROPERTY LINES