

FEE \$10.00

PERMIT # 14099

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 1003 OURAY AVENUE, GJ, CO. 81501
Property Tax No: 10100
Subdivision: CITY OF GRAND JUNCTION, LOTS 1 & 2 BLK 68
Property Owner: DAVID P WILTEN / JOINT / PAMELA O WILTEN
Owner's Telephone: 970 257 7348
Owner's Address: 1003 OURAY AVENUE, GJ, CO. 81501
Contractor's Name: N/A - BY OWNER
Contractor's Telephone: 970 257 7348
Contractor's Address: 1003 OURAY AVE, GJ, CO. 81501
Fence Material & Height: CEDAR & VINYL - 6'

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-8
SETBACKS: Front 20 from property line (PL) or
SPECIAL CONDITIONS
Side 0 from PL Rear 0 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 DAVID P WILTEN Date July 15th 2006
Community Development's Approval Judith A. Bore Date 7/24/2006
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)



Report Date: 7/14/2006

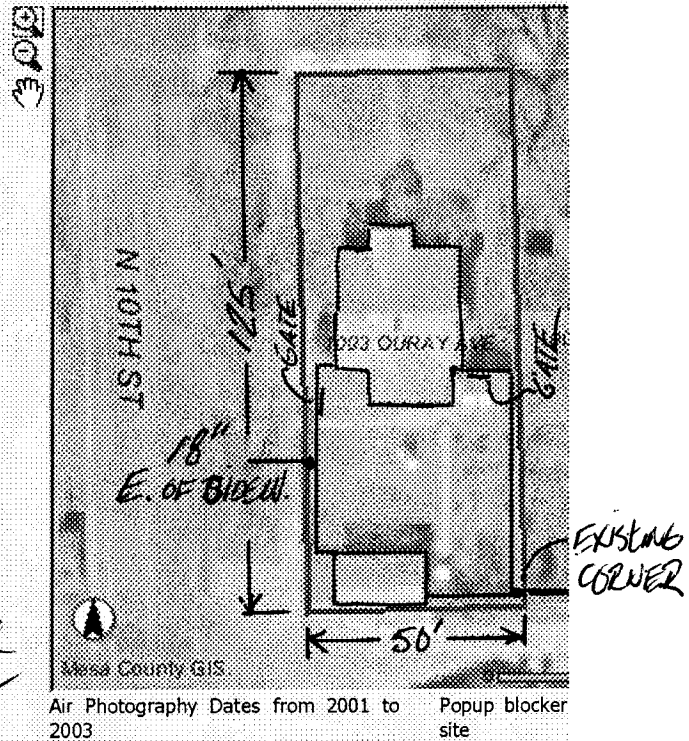
**Property Information**

Parcel Number: 2945-141-41-001  
 Location: 1003 OURAY AVE  
 Mailing Address: 1003 OURAY AVE  
 GRAND JUNCTION, CO 81501-3331  
 Owner: DAVID P WILTGEN  
 Company Name:  
 Joint Owner: PAMELA O WILTGEN  
 Neighborhood: City of Grand Jct  
 Assoc. Parcel:

Title Status: *NEW FENCE IS IN THE SAME LOCATION OF THE OLD CHAIN LINK*

[Open Parcel Mapping Site](#)

[Open Survey at](#)



**Tax Information**

Latest TAC (Tax Area Code): 10100 TAC (Tax Assessor Code) Book Real Property Valuation F.A.Q.'s

Tax Year	Improvements (Actual)	Land (Actual)	Total (Actual)	Improvements (Assessed)	Land (Assessed)	Total (Assessed)	Mill Le
2005	\$67,990	\$35,000	\$102,990	\$5,410	\$2,790	\$8,200	0.0700
2004	\$58,950	\$29,000	\$87,950	\$4,690	\$2,310	\$7,000	0.0763

\* 2006 Estimated Tax is U

Date	Grantor	Book	Page	Sale Price	Docu Desci
08/05/1998	WILTGEN	2474	935	\$0	
12/18/1995	WILTGEN	2195	336	\$0	
07/31/1995	COLMAN	2162	293	\$64,000	
09/11/1992	COLMAN	1923	425	\$0	

**Land Description**

Image1 :

Land Units	Land Desc.	Use Code	Use Desc.
1	Lot	1112	Single Family Resi

Acreeage is approximate and should not be used in lieu of Legal Documents

**Legal Description**

LOTS 1 + 2 BLK 68 GRAND JUNCTION

