

FENCE PERMIT

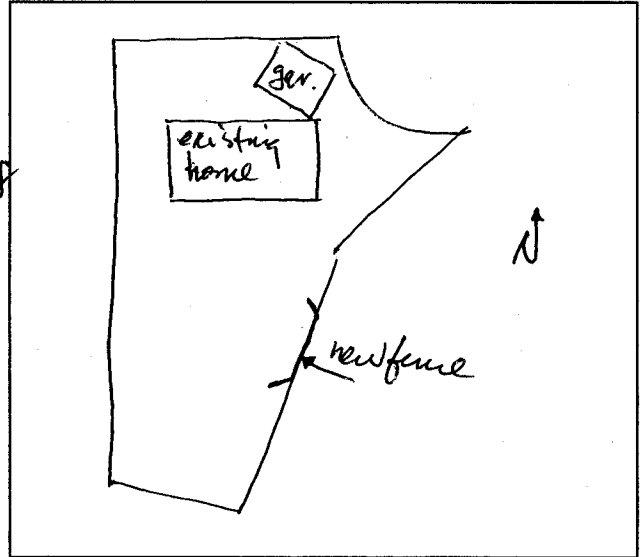
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 300 Cedar Ct.
 TAX SCHEDULE NO 2945-112-10-001
 PROPERTY OWNER Bill Wagner
 OWNER'S PHONE William D. Wagner 243-7398
 OWNER'S ADDRESS Same
 CONTRACTOR owner
 CONTRACTOR'S PHONE same
 CONTRACTOR'S ADDRESS same
 FENCE MATERIAL concrete/wood
 FENCE HEIGHT 6'



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). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 SETBACKS: Front 20' from property line (PL) or
 SPECIAL CONDITIONS _____ from center of ROW, whichever is greater.
 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.

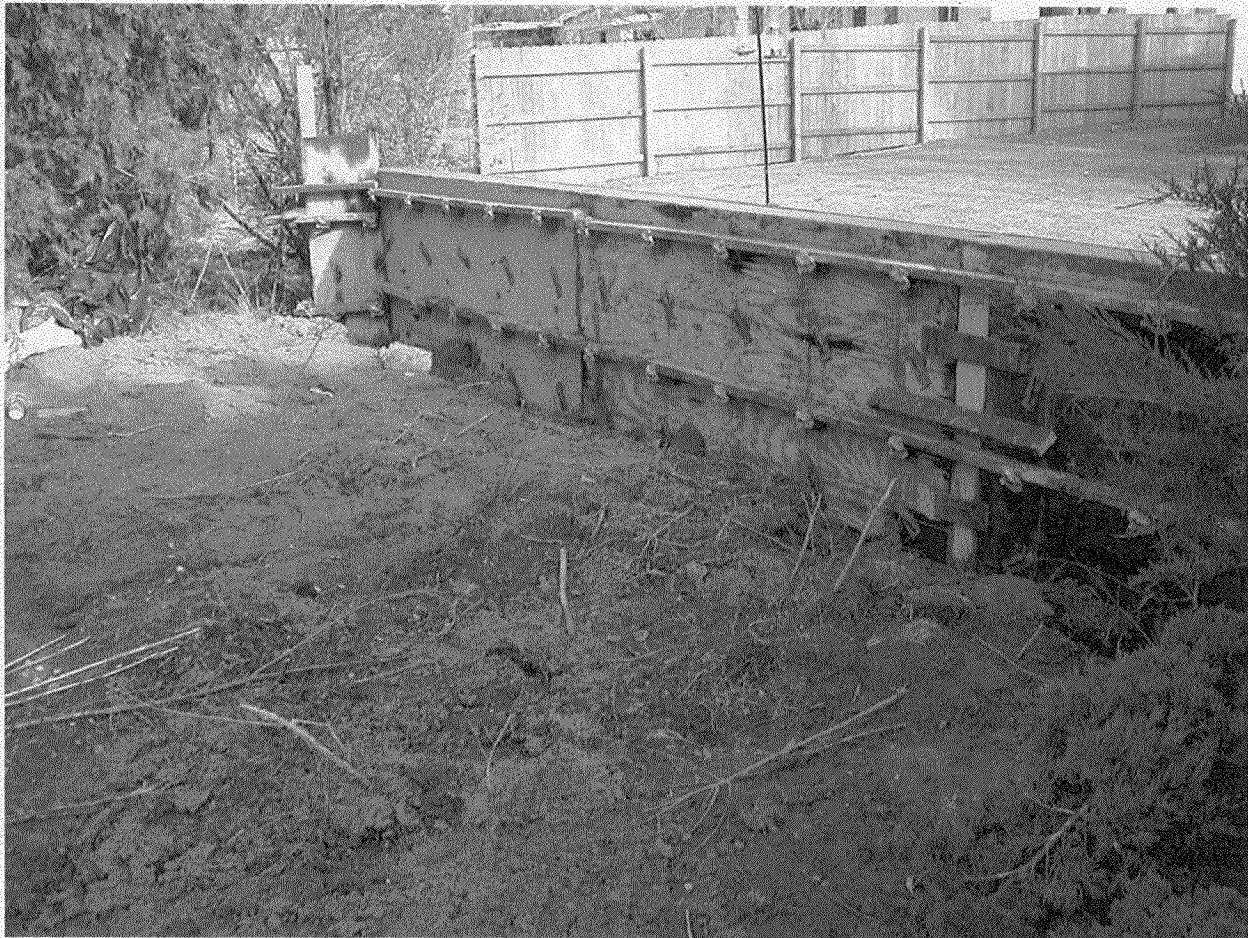
Applicant's Signature [Signature] Date 12/16/02
 Community Development's Approval [Signature] Date 12/16/02
 City Engineer's Approval (if required) _____ Date _____

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)

From: Nina McNally
To: Senta Costello
Date: 12/16/02 10:20AM
Subject: Wagner 303 Cedar Ct.

Hi. I did get in touch with Mr. Wagner. He says he had no intention of altering grade and thought his fence was included in the permit for the accessory structure. Hm. I have directed him to come in for a permit. I'm attaching pictures of the fence, and if you think it's a good idea you can forward this on to the Techs. I can't remember now if I ever called any of them about watching for Mr. Wagner to come in. Mostly he talked about his dismay with the code restrictions for his water tap etc. Let me know if there are any questions. Thanks







From: Nina McNally
To: Senta Costello
Date: 12/20/02 9:35AM
Subject: 300 Cedar Ct.

Attached is the letter to Wagner. I hope this covers it.



<http://www.gjcity.org>

COMMUNITY DEVELOPMENT DEPARTMENT

Code Enforcement Division

2549 River Road-Grand Junction CO 81505

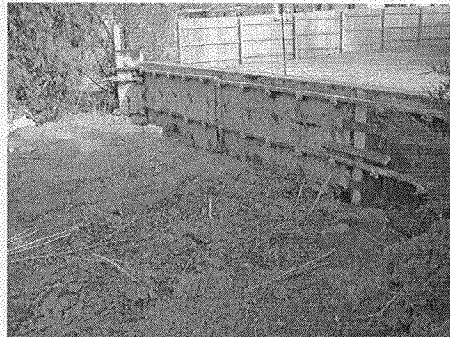
Telephone (970) 244-1593 FAX (970) 256-4114

December 20, 2002

William Wagner
300 Cedar Ct.
Grand Junction CO 81501

Dear Mr. Wagner:

Thank you for obtaining a permit for your fence. When the fence is completed I will conduct an inspection to ensure that the grade of the yard has not been altered in order to create a fence that is higher than the allowed 6 ft. Included here is a picture of the retaining wall as it was on my visit to your residence on December 13, 2002.



If you have any questions please call me at 256-4103. Your cooperation is appreciated.

Sincerely

Nina McNally

c. Community Development
