

FEE \$10.00

2

PERMIT # 13848

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 399 1/2 Rockwood Lane
Property Tax No: 2945-174-35-017
Subdivision: Rockwood on The Ridges
Property Owner: William M. Claycomb
Owner's Telephone: (970) 243-5751
Owner's Address: 405 Sand Cliff Ct.
Contractor's Name: Self
Contractor's Telephone: Same
Contractor's Address: Same
Fence Material & Height: Split Rail Cedar - @ 4 Feet to 6 Feet by Slope

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 PD
SPECIAL CONDITIONS Need all approval.
SETBACKS: Front 20' from property line (PL) or 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 7/11/05
Community Development's Approval [Signature] Date 7/11/05
City Engineer's Approval (if required) Date

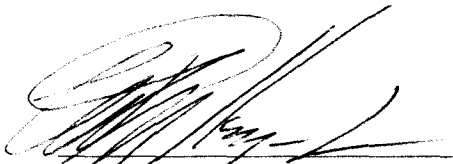
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

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

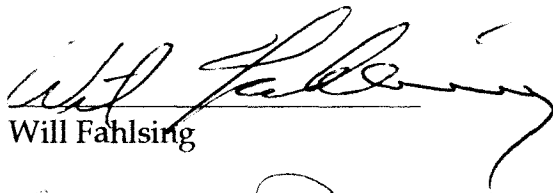
July 11, 2005

To Whom It May Concern:

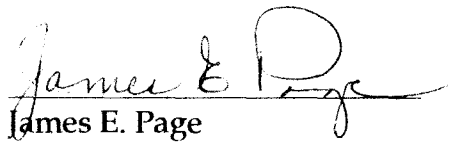
The Board Members of the Sand Cliff Homeowners Association have agreed to build a community fence along the property line of 399 ½ Rockwood Lane and the back common area behind 403B, 405A, and 405B Sand Cliff Court.



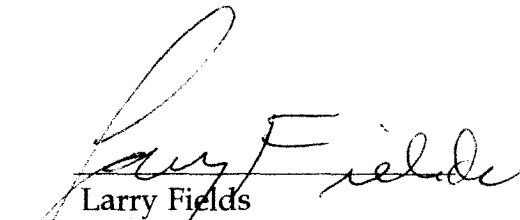
William M. Claycomb



Will Fahlsing



James E. Page



Larry Fields



Charlene Fields



SCALE 1 : 684

