

FEE \$10.00

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PERMIT #

14417

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 1630 Maple Ct

Property Tax No: 2945-104-12-010

Subdivision: _____

Property Owner: Fifth North Cortez, LLC - Terry Wakefield

Owner's Telephone: 245-6411

Owner's Address: 420 N 8th

Contractor's Name: _____

Contractor's Telephone: _____

Contractor's Address: _____

Fence Material & Height: 3' White Plastic 2 Rail

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-8</u>	SETBACKS: Front <u>20/25</u> from property line (PL) or
SPECIAL CONDITIONS _____	<u>5/3</u> from center of ROW, whichever is greater.
_____	Side <u>5/3</u> from PL Rear <u>10/5</u> 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 Terry Wakefield Date 10/31/05

Community Development's Approval Wendy Spurr Date 10/31/05

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)



CODE ENFORCEMENT

WHY DOES THIS NEVER END?

NOTICE OF VIOLATION

Delivered By:
Certified Mail #7003 2260 0000 6322 9158

Walter K. Waymeyer
5430 Sawmill Rd. Unit 18
Paradise CA 95969

Date: 10/17/05

Case #05-15004

Parcel #2945-104-12-010

Location of Violation: 1630 Maple Ct.

You are hereby notified that a violation of the City of Grand Junction Municipal Code/Zoning Code has been determined to exist on the above described property.

Sec. 4.1.J. Fences. Fences require a permit from the office of Community Development, 250 N. 5th St. A permit is not found for this property. Permits are issued at the office of Community Development, 250 N. 5th St. (City Hall).

Said Violation(s) must be corrected within ten (10) days of this notice.

For cases prosecuted in Grand Junction Municipal Court, each day a violation continues shall be deemed a separate offense. Upon conviction of any provision of the Grand Junction Municipal Code/Zoning Code the maximum possible penalty is a fine not more than one thousand dollars, or imprisonment of not more than three hundred sixty-five days, or both such fine and imprisonment.

In addition to the above remedies, the City may remove junk, rubbish and trash at owners' expense.

Signature of Nina McNally
Nina McNally
Code Enforcement Officer
(970) 256-4103

Decorative
Fence

