## PERMIT #

14417

## FENCE PERMIT GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

•
Property Address: 1630 Praple Ct  Property Tax No: 2945-104-12-010
Property Tax No: 2945-104-12-010
Subdivision:
Property Owner: Fifth North Cortez, LLC - Terry Wakefield
Owner's Telephone: 345-6411
Owner's Address: 420 N 8th
Contractor's Name:
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: 3' White Plastie & 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 RMF-8 SETBACKS: Front $\frac{70/25}{}$ from property line (PL) or
SPECIAL CONDITIONSfrom center of ROW, whichever is greater.
Side <u>5/3</u> from PL Rear <u>/0/5</u> from PL
Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corne 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 o 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 al 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 tence(s) at the owner's cost.
Applicant's Signature Duble 10/31/05  Community Development's Approval Wandy Dury  Date 10/31/05
Community Development's Approval Wendy Dur Date N/31/05

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

(White: Planning)

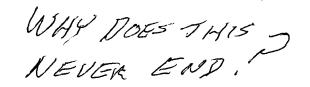
City Engineer's Approval (if required)

(Yellow: Customer)

(Pink: Code Enforcement)

Date \_\_\_





## 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. 5<sup>th</sup> 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 that 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.

Nina McNally

Code Enforcement Officer

(970) 256-4103

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