

FEE \$10.00

2

PERMIT # 13752

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 715 1/2 Willow Creek Rd
Property Tax No: 2701-333-38-002
Subdivision: Spanish Trails
Property Owner: Leslie H. Nichols
Owner's Telephone: 434-4384
Owner's Address: 715 1/2 Willow Creek Rd
Contractor's Name:
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: 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 PD
SPECIAL CONDITIONS
SETBACKS: Front 20' from property line (PL) or
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 Leslie H. Nichols Date
Community Development's Approval FH Date 5-18-05
City Engineer's Approval (if required) Date

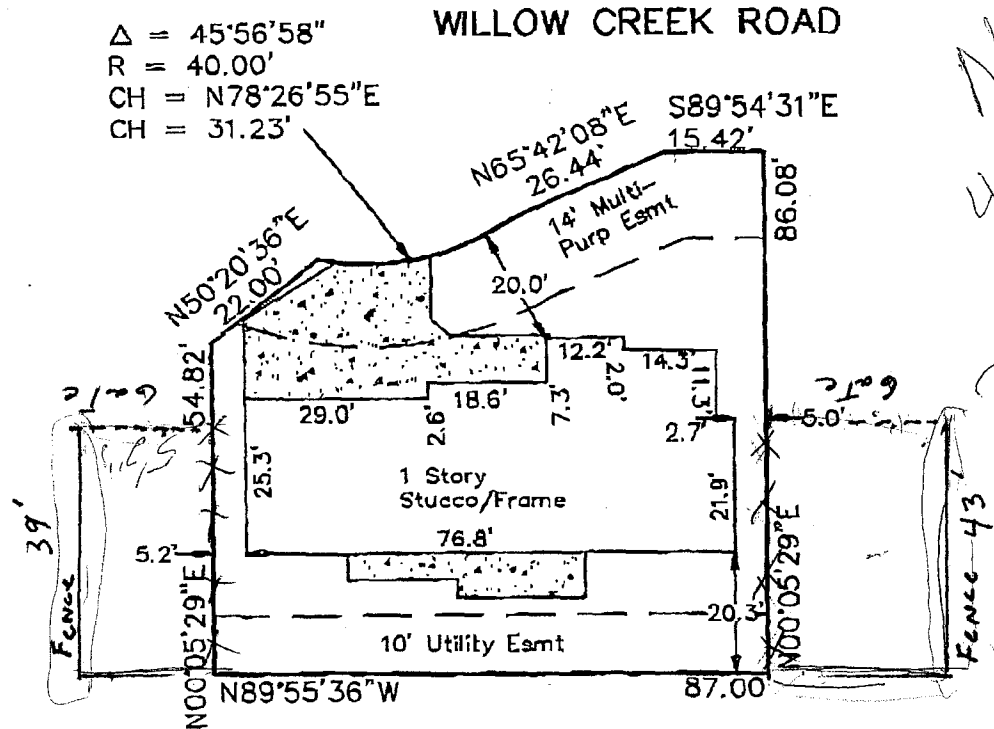
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

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

IMPROVEMENT LOCATION CERTIFICATE

715 1/2 Willow Creek Road, Grand Junction, Colorado 81505

Lot 2 in Block 8 of Spanish Trail Subdivision, Phase 3, County of Mesa, State of Colorado



*Nichols
434-4384*

*Spanish Trail
4' Grade*