

FEE \$10.00

No Charge - Ronnie

PERMIT # 13769

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: THE FALLS 2841 GRAND CASCADE COURT

Property Tax No:

Subdivision: THE FALLS FILE # VR 2004-133

Property Owner: 2943-027-16-035

Owner's Telephone: JOYCE HIBBERT

Owner's Address: 527 30 ROAD

Contractor's Name:

Contractor's Telephone: unknown

Contractor's Address:

Fence Material & Height: CEDAR 6' HIGH (SIX FOOT HIGH)

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 existing when bought the residence
SETBACKS: Front from property line (PL) or from center of ROW, whichever is greater. Side from PL Rear 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 Joyce Hibbert Date 6/6/2005

Community Development's Approval Ronnie Edwards Date 2/23/06

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)

Airport Zones

- AIRPORT ROAD
- CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

City Limits Boundary

- Grand Junction

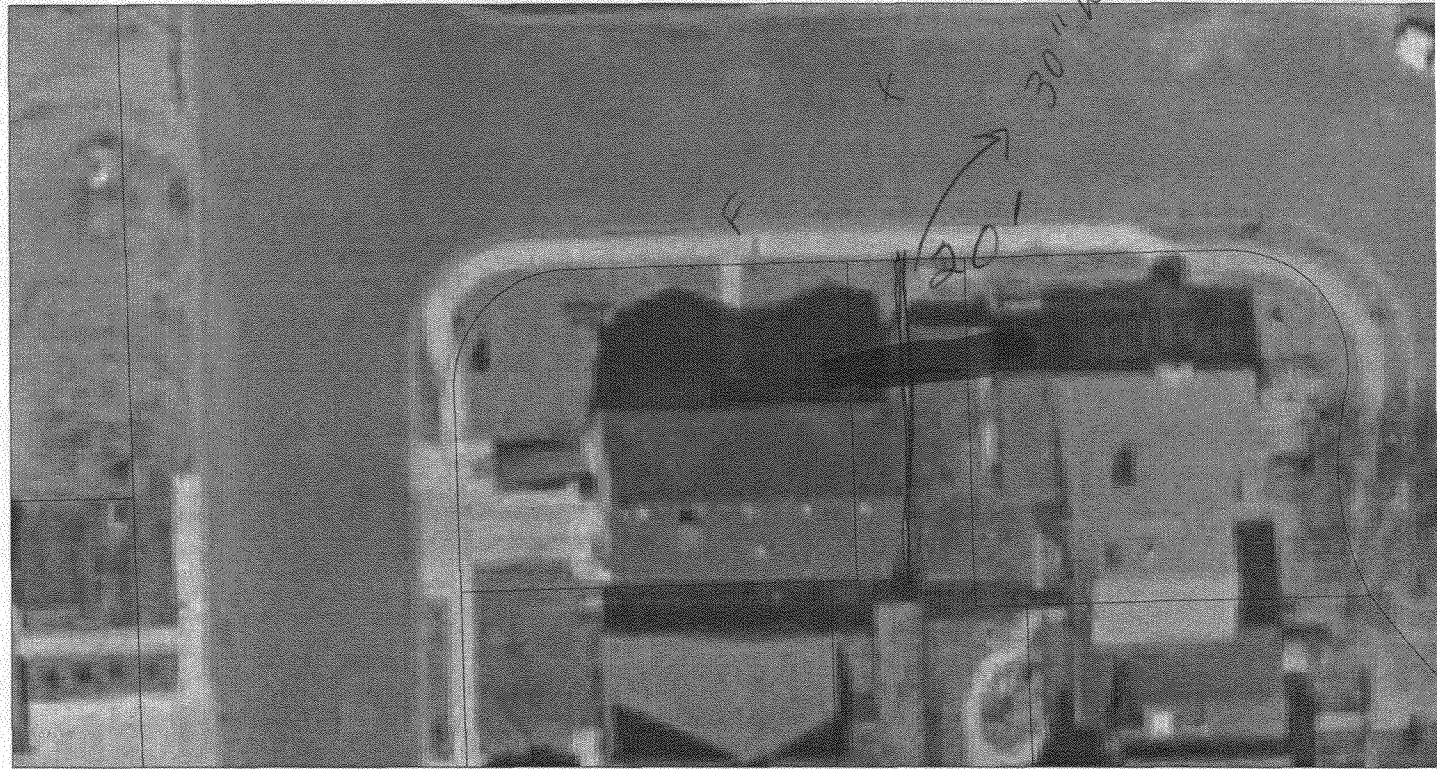
Palisade Grand Jct Buffer Zone

Fruita / Grand Junction Buffer

Air Photos

- 2002 Photos

Highways



SCALE 1 : 391



*due to being a corner lot,
will allow 6' solid to front
property line - R8z*

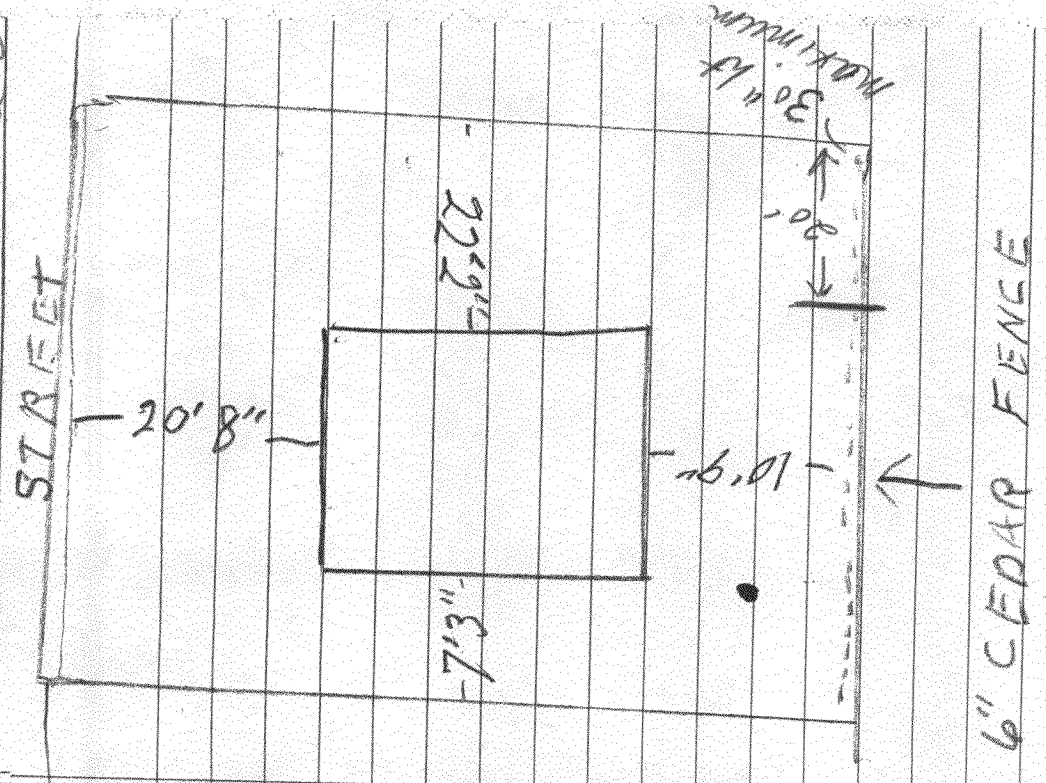


orientation ?



grand cascade Ct

Gr. Cascade Way



PROPERTY TAX #
Q943-072-16-035