

FEE \$10.00

PERMIT #

14366

*No charge*

# FENCE PERMIT

## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 284 1/2 Grand Cascade Ct

Property Tax No: 2943-072-10-029

Subdivision: The Falls 2004

Property Owner: Theresa Bowley

Owner's Telephone: 970-242-9096

Owner's Address: Same

Contractor's Name: \_\_\_\_\_

Contractor's Telephone: \_\_\_\_\_

Contractor's Address: \_\_\_\_\_

Fence Material & Height: Wood

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 SETBACKS: Front \_\_\_\_\_ from property line (PL) or

SPECIAL CONDITIONS \_\_\_\_\_ 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 Theresa Bowley Date 3/15/06

Community Development's Approval C Faye Hall Date 3/15/06

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)

ATED ON THE FALLS-FILING NO. ONE AS AMENDED

EMENT DEDICATED ON  
LING NO. 1 AS AMENDED

N89°50'00"E 401.03'

95.39' 133.18' 14' MULTIPURPOSE EASEMENT DEDICATED HEREON 119.50'

UTILITY EASEMENT DEDICATED ON THE FALLS-FILING NO. 1 AS AMENDED

TRACT A  
13,076.0 SQ. FT.

UTILITY EASEMENT DEDICATED ON THE FALLS-FILING NO. 1 AS AMENDED

20' UTILITY E NORTH GRAN  
S89°1

LOT 2  
10,088.4 SQ. FT.

#13304

2844 GRAND CASCADE COURT

2844 1/2  
GRAND CASCADE  
COURT

LOT 3  
6,688.3 SQ. FT.

LOT 17  
7,754.5 SQ. FT.

597  
NORTH GRANDEUR COURT

LOT 4  
5,727.4 SQ. FT.

#14311

2845 1/2  
GRAND CASCADE  
COURT

THE FALLS-FILING NO. 1 AS AMENDED  
BLOCK ONE  
LOT 20  
2943-072-16-044  
NOT PLATTED HEREON  
62.55'

C8 5' UTILITY EASEMENT DEDICATED ON THE FALLS-FILING NO. ONE AS AMENDED

#14318

LOT 5  
5,850.5 SQ. FT.

2845  
GRAND CASCADE COURT

LOT 6  
7,005.0 SQ. FT.

2843 1/2  
GRAND CASCADE COURT

LOT 16  
3,521.2 SQ. FT.

595  
NORTH GRANDEUR COURT  
LOT 16  
3,521.2 SQ. FT.

R=50.00'  
A=229.72'  
CD=74.76'  
CB=N62°54'11"E  
?=263~14'27"

R=4;  
A=2;  
CD=6  
CB=1  
?=27

