

FEE \$10.00

No charge - Ronnie

PERMIT #

14311

### FENCE PERMIT

#### GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2845 1/2 GRAND CASCADE COURT

Property Tax No: 2943-072-16-030

Subdivision: FALLS File # VR-2004-133

Property Owner: RICHARD T. + STARR NISCEY

Owner's Telephone: 255-7319

Owner's Address: 2845 1/2 GRAND CASCADE COURT

Contractor's Name: UNKNOWN

Contractor's Telephone: ''

Contractor's Address: ''

Fence Material & Height: 6' WOOD CEADER PANELS *only in rear yard*

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>PD</u>	SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater.
SPECIAL CONDITIONS <u>splitting</u>	Side _____ from PL Rear <u>per plan</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 Richard T. Niscey Date 2/23/06

Community Development's Approval Ronnie Edwards / Daylen Henderson Date 2/24/06

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)