

FEE \$10.00

PERMIT # 14615

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2809 N. NIAGARA Circle
Property Tax No: 2943-182-20-006
Subdivision: NIAGARA VILLAGE
Property Owner: GARY P. & BRENDA F. WITHERS
Owner's Telephone: 970-241-2100
Owner's Address: 383 Lime Kiln Way, Grand Junction, CO 81503
Contractor's Name: OWNER
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: CEDAR 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 check covenants for fence restrictions \*
SETBACKS: Front 15' from property line (PL) or from center of ROW, whichever is greater.
Side 7' from PL Rear 5' 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 [Signature] Date 5/9/07
Community Development's Approval Ronnie Edwards Date 5/9/07
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)



ACCEPTED  
 ANY CHANGE OF SETBACKS MUST  
 BE APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENT,  
 AND PROPERTY LINES.

D.S.  
 5/16/14

FENCING LEGOSKI 2809 N. WINGARD CIR

