

FEE 10.00

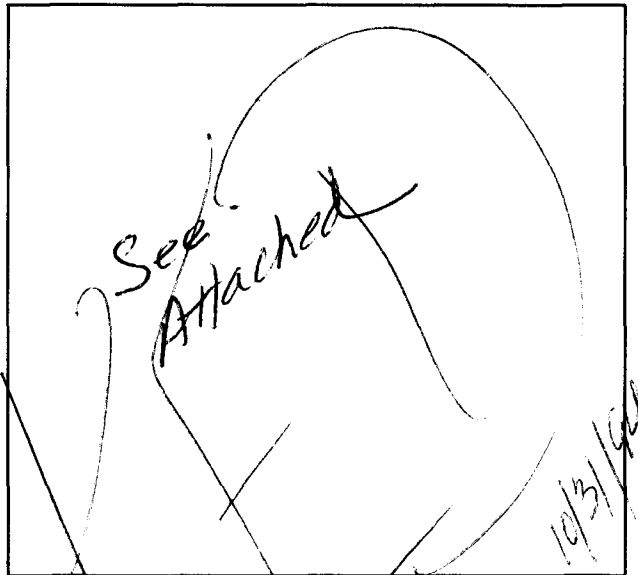
FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 386 #B E. Valley Cir.
 TAX SCHEDULE NO 2945-201-12-014
 PROPERTY OWNER Shane McNicole
 OWNER'S PHONE 256 1202
 OWNER'S ADDRESS _____
 CONTRACTOR _____
 CONTRACTOR'S PHONE _____
 FENCE MATERIAL 6' x 6" Cedar
 FENCE HEIGHT 6'



Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, & fence height(s).

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 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 5-5-5B 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 Joy L. [Signature] Date 10-24-94
 Community Development's Approval Marcia Peter [Signature] Date 10-24-94
 City Engineer's Approval (if required) _____ Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Community Development) (Yellow: Code Enforcement) (Pink: Customer)



Grand Junction Co
Planning • Zoning
250 North Fifth Str
Grand Junction, CO
(303) 244-1430 F

October 31, 1994

Shane McNicole
386 #B E. Valley Circle
Grand Junction, CO 81503

Dear Mr. McNicole:

After further review of the fence permit issued
386 #B E. Valley Circle, dated 10/24/94, we
proposed 6' privacy fence does not meet the
Zoning and Development Code. Therefore, the F
revoked.

Privacy fences can be allowed along the rear lot line of double
frontage lots only if such fencing is approved as part of a
subdivision or planned development (Zoning and Development Code
section 5-1-5.A.5). In this case privacy fencing along Ridges
Blvd. was not approved as a part of the Ridges development.

In the case of a double frontage lot, as yours is, front yard
setbacks are required for both the front and the rear of the lot.
Section 5-1-5.A.1 of the Zoning and Development Code states "Fences
in the required front yard setback area shall not exceed thirty
inches in height. Such fences may be increased to forty-eight
inches maximum height if the fencing material is at a ratio of two-
thirds open space to one-third closed space per square foot for
that part of the fence extending above the thirty inch height".
Section 5-1-7.D states that "Structures shall meet the front yard
setback from all abutting streets". Therefore, based on those
provisions, a 6' privacy fence is not allowed within the front yard
setback along Ridges Blvd.

The proposed 6' privacy fence would be allowed under the Zoning and
Development Code if it were set back 20' from property line along
Ridges Blvd. A solid fence would be allowed on the property line
if it did not exceed 30" in height. A 48" high fence could be
placed along the rear property line if it were 2/3 open above the
30" height. If you wish to pursue either of the above options, a
new fence permit must be obtained from our office.

Receipt for Certified Mail
No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Shane McNicole	
386 #B E Valley Circle	
Post Office and ZIP Code	
Grand Junction, CO 81503	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	
10-31-94	

P.S. Form 3800, March 1993

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- 1. Addressee's Address
- 2. Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
 Shane McNicole
 386 #B E Valley Circle
 Grand Junction, CO 81503

5. Signature (Addressee)
Shane McNicole

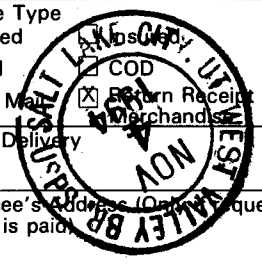
6. Signature (Agent)

4a. Article Number
 Z 017 727 107

4b. Service Type
 Registered
 Certified
 Express Mail
 Return Receipt for Merchandise

7. Date of Delivery
 NOV 1991

8. Addressee's Address Only Requested and fee is paid



Thank you for using Return Receipt Service.

*Attached to
 needed piece
 permit for
 386 #B E Valley
 Circle*