

FEE \$10.00

PERMIT # 10799

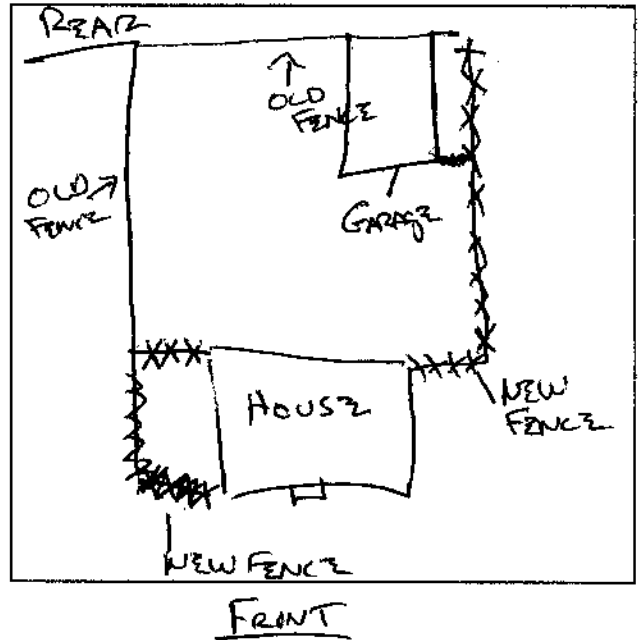


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 833 ELM
TAX SCHEDULE NO 2945-119-A-009
PROPERTY OWNER Rick HUDAK
OWNER'S PHONE 970-241-0508
OWNER'S ADDRESS SAME
CONTRACTOR OWNER
CONTRACTOR'S PHONE NA
CONTRACTOR'S ADDRESS NA
FENCE MATERIAL 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 RSF-8
SPECIAL CONDITIONS

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 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 [Signature]
Community Development's Approval [Signature]
City Engineer's Approval (if required) NA

Date 6-11-99
Date 6/11/99
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)



Grand Junction Community Development  
Code Enforcement Division  
2549 River Road  
Grand Junction, Colorado 81505-7209  
(970) 244-1593 FAX (970) 244-1427

DATE: 6/9/99

CASE #: 995574

**ZONING/CODE VIOLATION**

Your property, located at 833 Elm Ave, has been identified as having a Municipal/Zoning Code violation. Below you will find a description of the specific problem(s).

Your City government is working to make your community a safe, healthy and pleasant place in which to live and work. Every one of us shares in this responsibility. Your cooperation in eliminating the violation(s) within **10 days** is appreciated. If you have any questions please call our office, 244-1593.

You should be aware that zoning and code violations do carry possible penalties from Municipal Court. Voluntary compliance eliminates the need for this type of enforcement.

Respectfully,

*M. Mally*  
Code Enforcement Division

       **JUNK** - the storage of junk including but not limited to, wood products, appliances, rubber or plastic products, abandoned household goods, dismantled or inoperable machinery, equipment, tools, junk vehicles or building materials is not allowed in the City.

       **MOTOR VEHICLES** - inoperable vehicles may not be kept or stored on the premises unless they meet the criteria as outlined in Section 5-1-2 of the City of Grand Junction Zoning and Development code.

       **RUBBISH/TRASH** - all rubbish/trash, including but not limited to, bottles, cans, unusable household furnishings or appliances, cardboard, tree branches and limbs, waste building materials and other discarded items must be removed from the property.

*f* **FENCES** - all fences constructed in the City must be built in compliance with the Zoning and Development Code. Additionally, all fences must be constructed and maintained in a professional manner.

       **WEEDS** - all weeds and/or brush over 6" in height must be cut and removed to a height not to exceed 3" in height. The total area of your parcel is included in this requirement, from the curb or edge of pavement in the front and to the center line of the alley or property line in the rear.

**OTHER** *Please obtain fence permit*

*Thank you*

---

Planning  
Techs FYI  
fence is up- RP  
says "looks  
crooked" - it is  
probably OK doesn't  
look that bad to  
me. more worried  
about prop's  
line civil  
anyway  
M