

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

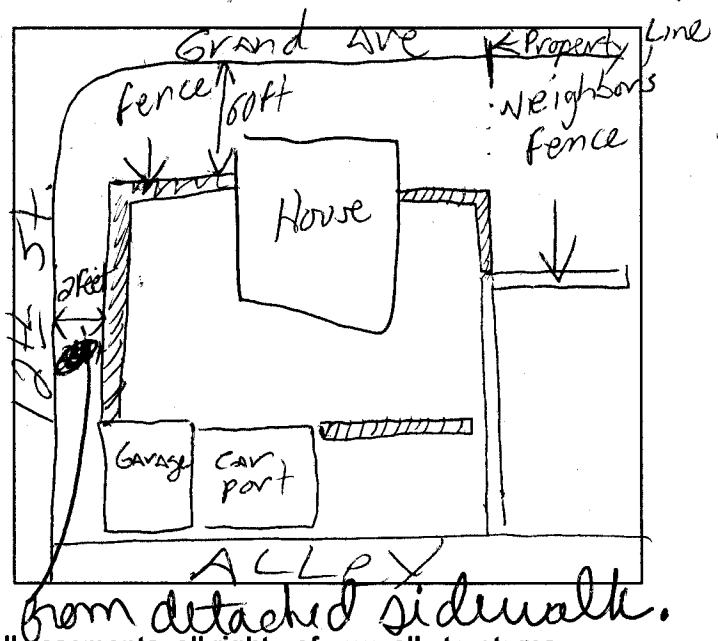


THIS SECTION TO BE COMPLETED BY APPLICANT

AC

PROPERTY ADDRESS 1201 Grand Ave
 TAX SCHEDULE NO 2945-133-04-001
 PROPERTY OWNER Cynthia Kinch (Brett Kinch)
 OWNER'S PHONE 970 255 0700
 OWNER'S ADDRESS 1201 Grand Ave
 CONTRACTOR _____
 CONTRACTOR'S PHONE cell phone 201-2400
 CONTRACTOR'S ADDRESS _____
 FENCE MATERIAL Pine & cedar
 FENCE HEIGHT 6'-0"

PLOT PLAN



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). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-8
 SPECIAL CONDITIONS _____

SETBACKS: Front 20/25 from property line (PL) or
 _____ from center of ROW, whichever is greater.
 Side 5/3 from PL Rear 10/5 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 Brett Kinch 05/10/02 Date 05/10/02
 Community Development's Approval C. Fay Nelson Date 5/13/02
 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)



CITY OF GRAND JUNCTION

Community Development Department • Code Enforcement Division
2549 River Road • Grand Junction, CO 81505
970 244-1593 • Fax 970 256-4114

VIOLATION COMPLIANCE REQUEST

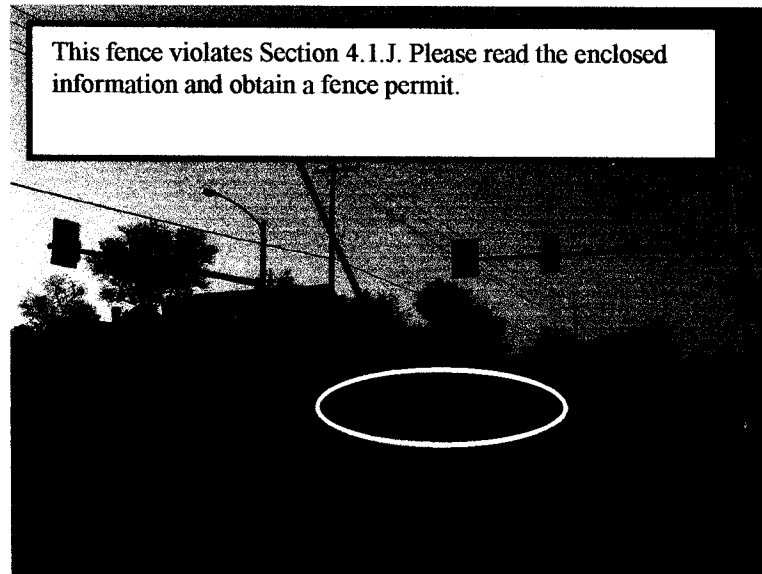
Date: May 7th, 2002

Case #: 92-9229

The property located at 1201 Grand Avenue has been identified as having the Municipal/Zoning violation described below. Voluntary correction of the violation will eliminate the need for additional enforcement action that includes a Notice of Violation and/or possible penalties from Municipal Court.

Reinspection for this property is scheduled for May 22nd, 2002

- Junk/Rubbish/Trash** – Not allowed to accumulate on any property.
- Vehicles/Outdoor Storage** – Inoperable vehicles and usable items stored outdoors must meet the criteria in Section 4.1 of the Zoning and Development Code.
- Signs** – Portable signs are illegal. Temporary signs require a Special Events Permit. Permanent signs require a permit by a Licensed Sign Contractor.
- XXXX** **Fence** – All fences constructed in the City require a permit and must be built/maintained in compliance with the Zoning and Development Code Section 4.1.J
- Other** **Fence built without permit. Please obtain a Fence Permit at Community Development Office in City Hall, 250 N. 5th St.**



Your City Government is working to maintain a safe, healthy and pleasant community. Your cooperation in eliminating the violation within 10 days is appreciated.

Respectfully,

B. Hell

Code Enforcement Officer