

FEE \$10.00

PERMIT # 12498



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: <u>2979 Summerbrook Dr</u>	PLOT PLAN
PROPERTY TAX NO: <u>2943-051-73-014</u>	
SUBDIVISION: <u>Brookside</u>	
PROPERTY OWNER: <u>CORY + Michelle Crim</u>	
OWNER'S PHONE: <u>255-1167</u>	
OWNER'S ADDRESS: <u>same</u>	
CONTRACTOR NAME:	
CONTRACTOR'S PHONE:	
CONTRACTOR'S ADDRESS:	
FENCE MATERIAL & HEIGHT: <u>6' Cedar</u>	

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 PD 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 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 Cory Crim Date 8-6-03
 Community Development's Approval Gayle Henderson Date 8-6-03
 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: July 30, 2003

Case #: 03-11404

The property located at 2979 Summerbrook Drive, Parcel #2943-051-73-014 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 August 13, 2003

- 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 (banners) require a Special Events Permit. Permanent signs require a permit by a Licensed Sign Contractor.
- 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** _____

As you have, without a permit, erected an approximate 6' wood fence on an approximate 3' wood retaining wall, you now have a 9' fence which is in violation of Zoning and Development Code § 4.1.J.

You may attempt to rectify this matter by obtaining a letter from the property owners at 2978 Babbling Brook Dr. with their statement that they have no objection to your fence being 9' in height. Once done, you may make application to the Community Development Director, City Hall, 250 N. 5th Street for his approval for the increase in fence height.

I have enclosed a copy of Zoning & Development Code § 4.1.J. for your review.

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

Cordially,

Ronald W. Sommerhause
Code Enforcement Officer

8/2/03

to whom it may concern:

If it line with me that the
homedward to the direct north of me
put a 6' fence atop the refractory wall.

Mike Kaufmann

2978 Bobble Brook Drive
G.S. 81524
242-0877