

FEE \$10.00

PERMIT # 13437

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 225 Walnut Ave
Property Tax No: 2945-112-18-011
Subdivision:
Property Owner: Justin & Malissa Jacobs
Owner's Telephone:
Owner's Address: 225 Walnut Ave
Contractor's Name: Self
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: 6 ft Solid Wood & 30" Solid Wood

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 RSF-4
SPECIAL CONDITIONS
SETBACKS: Front 20' from property line (PL) or
Side 0' from PL Rear 0' 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
Community Development's Approval [Signature] Date 12/29/04
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)

WALNUT AVE

225 WALNUT AVE

HOUSE

DRIVEWAY

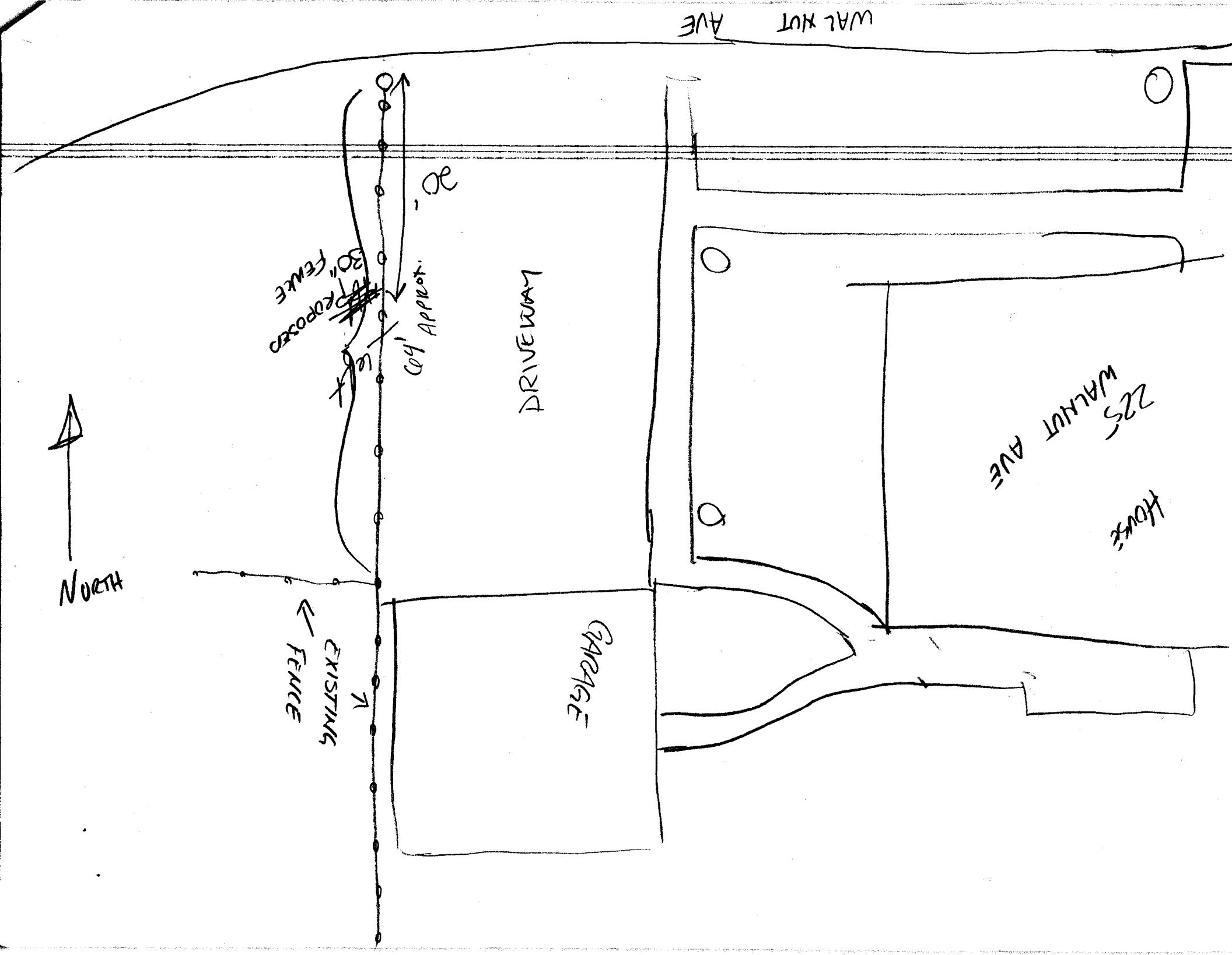
GARAGE

20'

40' Approx.

30" FENCE
~~30" FENCE~~

EXISTING
FENCE





VOLUNTARY COMPLIANCE REQUEST

Justin and Malissa Jacobs
225 Walnut Ave.
Grand Junction CO 81501

Date: 12/13/04

Parcel #2945-112-18-011

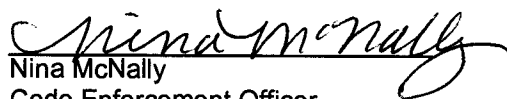
The property located at **225 Walnut Avenue** has been identified as having the Municipal/Zoning violation described below. Voluntary correction of the violation will eliminate the need for additional enforcement action that includes a Notice of Violation and/or possible penalties from Municipal Court.

Inspection for this property is scheduled for on or after December 28, 2004.

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. Information is enclosed for obtaining a fence permit.

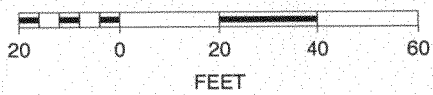
Other: A permit is not found for the fence under construction at your residence. There are 6 ft. posts in the front yard; fences may not be 6 ft. in the front setback of a residence.

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


Nina McNally
Code Enforcement Officer
(970) 256-4103



SCALE 1 : 455



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