

FEE \$10.00

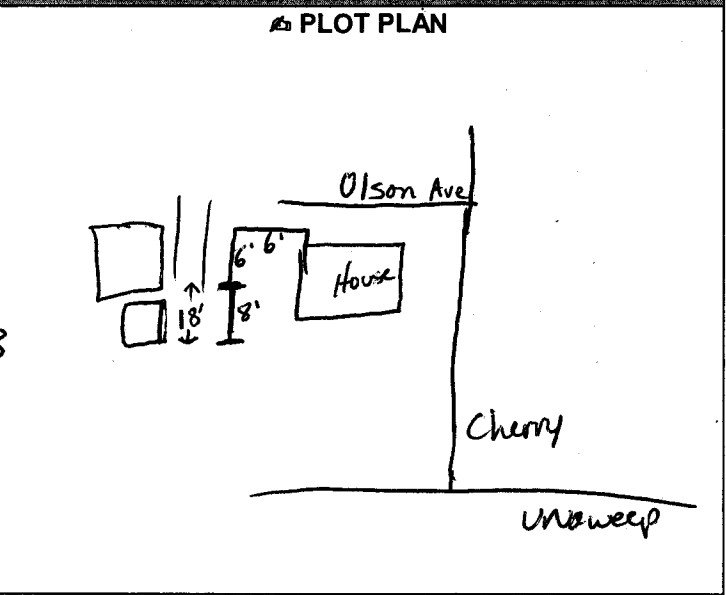
PERMIT # 12740



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 307 Cherry LN,
PROPERTY TAX NO: 2945-244-00-143
SUBDIVISION:
PROPERTY OWNER: Henry Billet
OWNER'S PHONE: 261-1104
OWNER'S ADDRESS: 307 Cherry LN 81503
CONTRACTOR NAME:
CONTRACTOR'S PHONE:
CONTRACTOR'S ADDRESS:
FENCE MATERIAL & HEIGHT: Pine Privacy 6'-8'



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
SETBACKS: Front from property line (PL) or
SPECIAL CONDITIONS
Approved per Bob Blanchard, Director
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 [Signature] Date 2-18-04
Community Development's Approval [Signature] Date 2-19-04
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)

CODE ENFORCEMENT

**VIOLATION COMPLIANCE REQUEST**

Henry Billet or Current Resident  
307 Cherry Lane  
Grand Junction, Colorado 81503

Re: Zone Code Violation, Fence Permit Regulations

Your property located at 307 Cherry Lane has been identified as having a violation of Section 4.1.J, Fence Regulations, of the Grand Junction Zoning and Development Code. Please review the enclosed copy of Section 4.1.J and Contact the Community Development Department to obtain a Fence Permit and approval for a fence erected on a retaining wall. The Community Development Department is located in City Hall, 250 N. 5<sup>th</sup> Street.

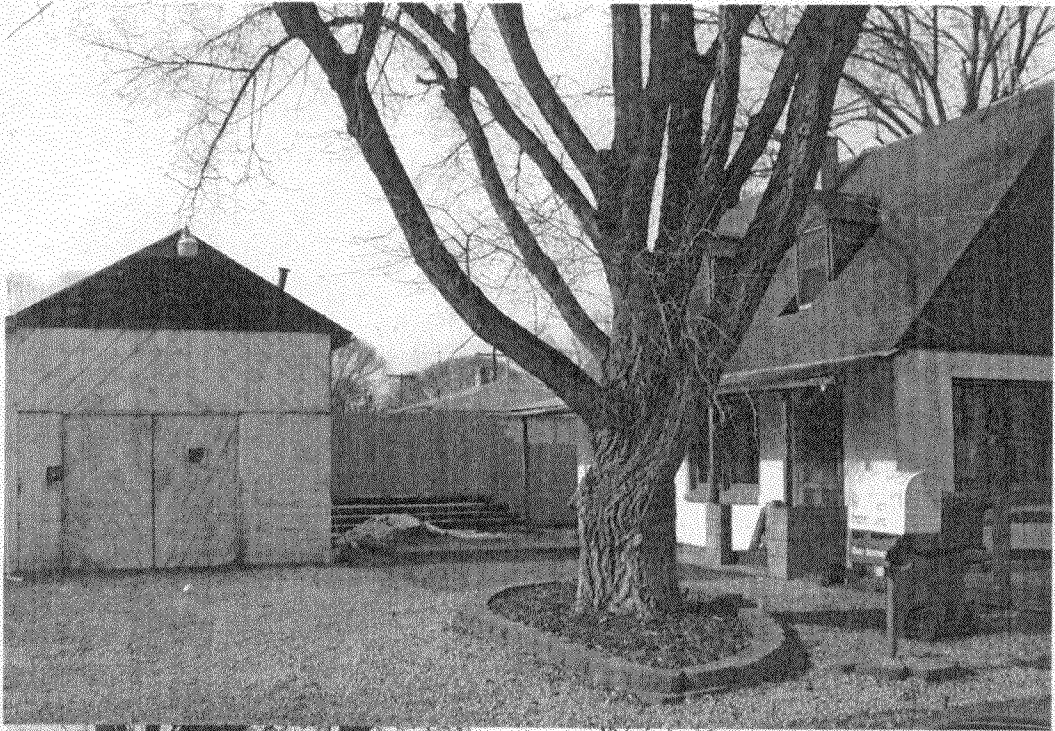


Voluntary correction of the violation will eliminate the need for additional enforcement action that includes a Notice of Violation and/or possible penalties from Municipal Court. Re-inspection for the property has been scheduled for February 19, 2004. Your City Government is working to maintain a safe, healthy and pleasant community. Your cooperation in eliminating the violation is appreciated.

Sincerely,

Randy Keller  
Code Enforcement Office

Cc: File #04-12322



To whom it may concern:

I, Henry Billet, of 307 Cherry Ln., have been trying to make some Home Improvements. One of my Improvements is a privacy fence, which is higher than the six foot allowance. The actual dimensions of the fence are 9 feet tall, and approximately 18 feet in length. This fence greatly improves the appearance of my back yard. If you approve of my fence, would you please sign this petition. Thank you.

Name: Address: Phone #:

Kevin MARZ 2755 Olson 248-9527

Tamara Tow 2756 Olson 241-3215

Ed Sobel 2758 Olson 245-6704

L. E. Puckering

