

Q

# FENCE PERMIT

## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



### THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 440 MEDITERRANEAN	<input type="checkbox"/> PLOT PLAN
PROPERTY TAX NO: 2945-183-11-001	
SUBDIVISION: RENAISSANCE	
PROPERTY OWNER: LEE FROEDMAN	
OWNER'S PHONE: 257 0770	
OWNER'S ADDRESS: 1325 CRESTVIEW	
CONTRACTOR NAME: GREAT NEW HOMES	
CONTRACTOR'S PHONE:	
CONTRACTOR'S ADDRESS: 3030 I70 BUS LOOP	
FENCE MATERIAL & HEIGHT: WOOD & WALL	See Attached

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 RSF-4 SETBACKS: Front 20' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater.

SPECIAL CONDITIONS \_\_\_\_\_ Side 20' on from PL Rear 0' from PL  
RENAISSANCE BLVD.

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 11-9-04

Community Development's Approval [Signature] Date 11-9-04

City Engineer's Approval (if required) okay per BOBB Date \_\_\_\_\_

## VOLUNTARY COMPLIANCE REQUEST

Lee and Marsha Freedman  
440 Mediterranean Way  
Grand Junction, Colorado 81503

November 5, 2004

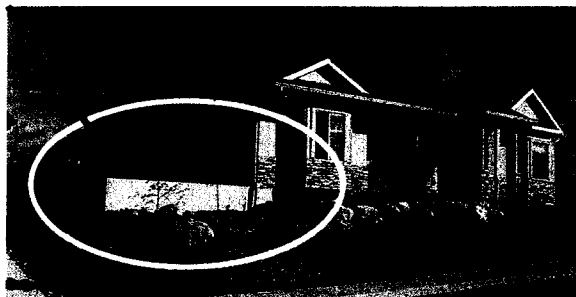
Case #: 04-13743

The property located at: 440 Mediterranean Way Parcel #: 2945-183-11-001 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 on or after November 18, 2004**

XXX **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

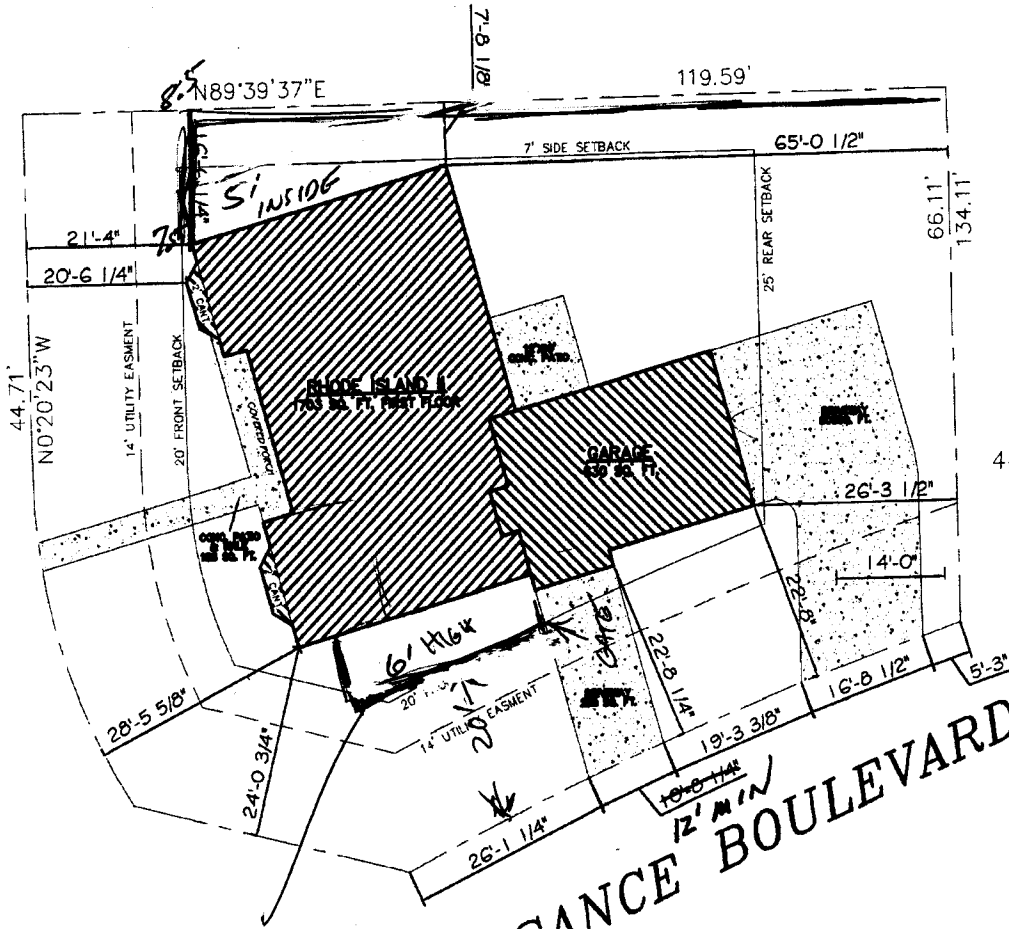
**Violation Section 4.1.J.1.i, Fences on Retaining Walls, of the Grand Junction Zoning and Development Code. Please review the enclosed copy of Section 4.1.J.1.i and Please contact the Community Development Department located in City Hall, 250 N. 5<sup>th</sup> Street to obtain Fence Permit and approval for the fence on the retaining wall.**



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

  
Code Enforcement Officer

MEDITERRANEAN WAY



RENAISSANCE BOULEVARD

REDWOOD

**PLOT PLAN**  
SCALE: 1" = 10'

5-23-02  
Pat Buchanan

440 MEDITERRANEAN WAY  
BLOCK 3  
LOT 1  
0.23 Acres.  
9828.3 Sq.ft.

Done OK  
Tudor  
5-23-02

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**GREAT NEW HOMES**  
3032 I-70 BUSINESS LOOP  
GRAND JCT. COLO. 81504

**MODEL: RHODE ISLAND II**  
ADDRESS: 440 MEDITERRANEAN WAY  
CITY, STATE: GRAND JUNCTION, CO.

DRAWN BY:  
DATE:

REVISED BY:  
RDO WALKER  
DATE:  
04-15-02

SHEET:  
**2**

GREAT NEW HOMES  
PROJ. NO.  
02502-02  
KT