

FEE \$10.00

PERMIT #

13426

# FENCE PERMIT

## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 456 Quailly Ct. GJ CO. 81504

Property Tax No: 2943-161-95-004

Subdivision: Hait vale meadows

Property Owner: Dusty, Ailin MOOTS

Owner's Telephone: 523-5267

Owner's Address: Same as

Contractor's Name: \_\_\_\_\_

Contractor's Telephone: \_\_\_\_\_

Contractor's Address: \_\_\_\_\_

Fence Material & Height: Cedar @ 6 FT <sup>AND</sup> 2 1/2'

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 RMF-5 SETBACKS: Front 20' from property line (PL) or

SPECIAL CONDITIONS Per Approved FILE \_\_\_\_\_ from center of ROW, whichever is greater.

# CUP-2004-100 Side 0' from PL Rear 0' from PL

NO 6' IN SIGHT TRIANGLE

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 Dusty Moots

Date 12-17-04

Community Development's Approval Jan P. Pitu

Date 12-17-04

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)

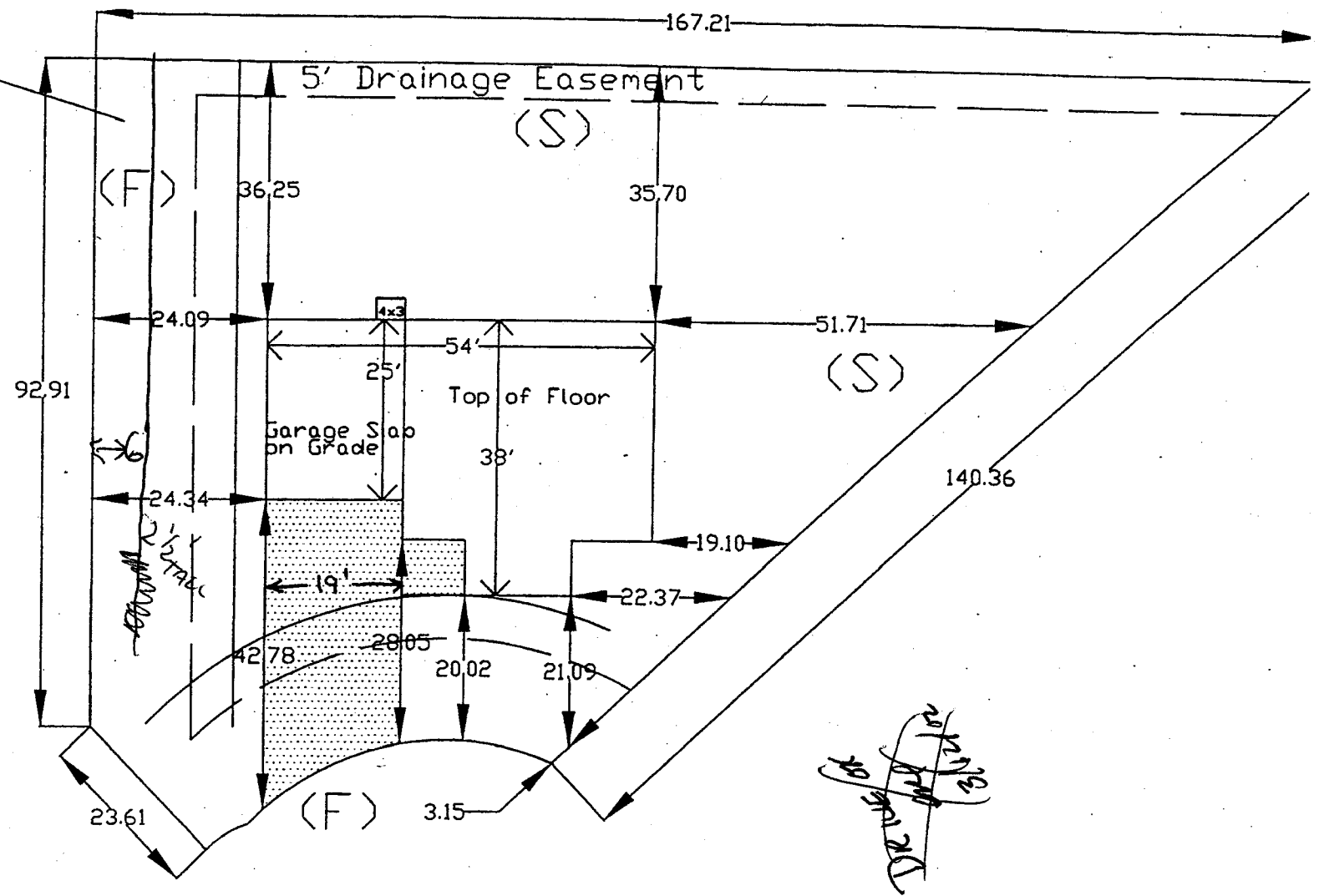
(White: Planning)

(Yellow: Customer)

(Pink: Code Enforcement)

6' FT CEDAR  
2 1/2' FT FRONT

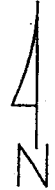
14' Multi-purpose Easement



*Handwritten note:* 20' x 12' 1/2' (with arrows pointing to a specific area on the plan)

3-15-02  
ACCEPTED *Doyle Henderson*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DM Am

 N	Moots Residence	
	456 Quarry Ct.	
Lot 4	Fruitvale Meadows	SQ.FT. 11367
Block 1	SCALE	The Energy Office

*Handwritten signature:* Sunset

#8

# CITY OF GRAND JUNCTION

Code Enforcement Division • 2549 River Road • Grand Junction, CO 81505

970 244-1593 • Fax 970 256-4114

## NOTICE OF VIOLATION

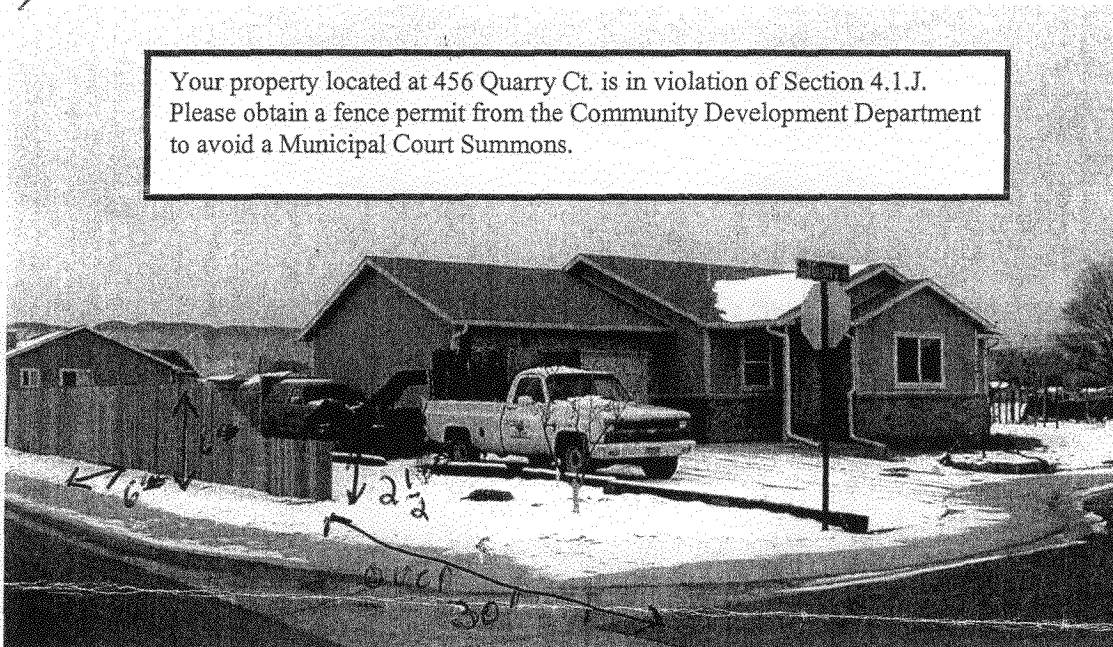
January 7, 2004

Dusty Moots or Current Resident  
456 Quarry Ct.  
Grand Junction, Colorado 81504

Re: Zoning Code Violation, Fence Regulations

Your property located at 456 Quarry Ct. has been identified as having a continuing violation of Section 4.1.J, Fence Regulation, of the Grand Junction Zoning and Development Code. Please review the enclosed fence regulation information and obtain a Fence Permit from the Community Development Department located in City Hall, 230 N. 5<sup>th</sup> Street.

Your property located at 456 Quarry Ct. is in violation of Section 4.1.J. Please obtain a fence permit from the Community Development Department to avoid a Municipal Court Summons.



A fence permit must be obtained by January 21, 2004 or a Municipal Court Summons will be issued for non-compliance of Section 4.1.J. If you have any questions please call. Your cooperation is appreciated.

Sincerely,

*Randy Keller*  
Randy Keller  
Code Enforcement Officer

Cc: File #03-12129

## NOTICE OF DECISION OF THE GRAND JUNCTION PLANNING COMMISSION

On Tuesday, December 14, 2004, a Public Hearing was held by the City of Grand Junction Planning Commission to consider a request from Dusty Moots concerning the plat for Fruitvale Meadows recorded in the Mesa County Clerk and Recorder's records in Plat Book No. 18 at Page 132. Mr. Moots as owner of 456 Quarry Court, Grand Junction, asked that the subdivision plat note regarding fencing requirements for Lots 1 & 4, Block 1, adjacent to 30  $\frac{3}{4}$  Road as approved by the Planning Commission in 2000 be removed and that the requirements no longer be in effect.

The note states the following:

NOTE: No fences higher than 4 feet, open, or 2.5 feet, solid, are allowed along the West boundary, adjacent to 30  $\frac{3}{4}$  Road of Lots 1 & 4 of Block 1.

The application was reviewed in accordance with Section 2.8 B. 2 of the Zoning & Development Code and was found to be in compliance.

As of December 14, 2004 the note on the subdivision plat shall be treated as if it has been removed and shall no longer be enforced.

This is the decision of the Grand Junction Planning Commission.



Dr. Paul A. Dibble, Chairman  
City of Grand Junction Planning Commission

Please refer to the City of Grand Junction's Community Development File #CUP-2004-100.



**Janice Rich**  
 Clerk and Recorder  
 544 Rood Ave  
 Grand Junction, CO 81501  
 (970)-244-1679



**Print Date:**  
 01/18/2008 3:47:11 PM

Transaction #: **32875**  
 Receipt #: **2008001175**  
 Cashier Date: **01/18/2008 3:47:17 PM**

Mailing Address:  
 P.O. BOX 20,000-5007  
 Grand Junction, CO 81502  
 (970)-244-1679

www.mesacounty.us

Customer Information	Transaction Information	Payment Summary
(CITYOFGJ) CITY OF GRAND JCT-COM DEVEL  250 NORTH 5TH STREET GRAND JUNCTION, CO 81501 Escrow Balance: \$123.00	Date Received: 01/18/2008 Source Code: Over The Counter Return Code: Over The Counter Trans Type: Recording	Total Fees \$6.00 Total Payments \$6.00

1 Payments	
CASH	\$6.00

1 Recorded Items	
(NTC) NOTICE	<i>BK/PG: 4588/453 Reception Number: 2420709</i> <i>Date: 01/18/2008 3:47:16 PM</i> <i>From: To:</i>
Recording @ \$5 per page \$1 Surcharge	1 \$6.00

0 Search Items
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0 Miscellaneous Items
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