

FEE \$10.00

PERMIT # 13416

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2221 DaVinci Place

Property Tax No: 2945-183-11-007

Subdivision: Renaissance Division

Property Owner: Dennis Schaefer

Owner's Telephone: 243-0813

Owner's Address: 2221 Da Vinci Place, Grand Junction, Co. 81503

Contractor's Name: owner

Contractor's Telephone: _____

Contractor's Address: _____

Fence Material & Height: Wood materials + stucco 5' 6" Approx.

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 <u>RSF-4</u>	SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater.
SPECIAL CONDITIONS _____	Side <u>7'</u> from PL Rear <u>25'</u> 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 Dennis Schaefer Date 11-18-04

Community Development's Approval [Signature] Date 11-18-04

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)

DA VINCI PLACE

R/W 283.19'

37.2

189.19'

94.59'

25.118'

20.045'

DRIVE

Flow Line

(R) * (R)

0.247 Acres.

10450.9 Sq. ft.

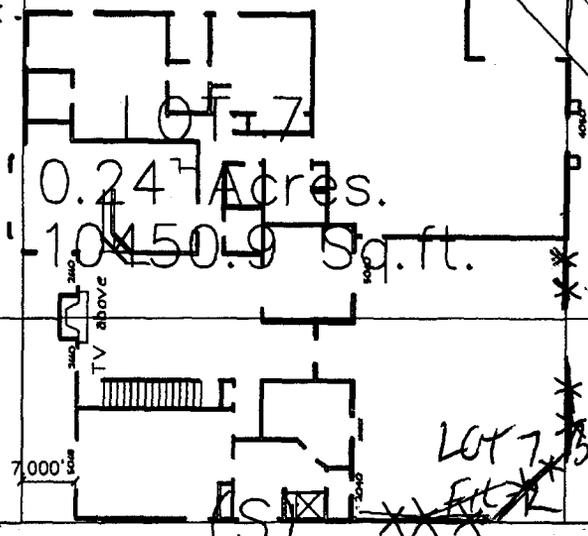
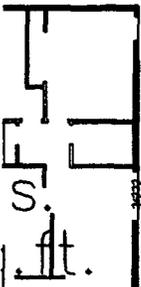
14' Easement

65.00'

ATHENS WAY

De CW

12/29/03



LOT 7 323

119.59'

LOT 8

512.55'

R/W

ACCEPTED *Mark* 12/29/03
REPAIR AND IDENTIFY EASEMENTS
LOCATE AND PROPERTY LINES
AND PROPERTY LINES
DURING CONSTRUCTION
ANY CHANGES TO SETBACKS MUST BE
APPROVED BY THE CITY ENGINEER

VOLUNTARY COMPLIANCE REQUEST

Dennis Schaefer or Current Resident
2221 Davinci Pl.
Grand Junction, Colorado 81503

November 15, 2004

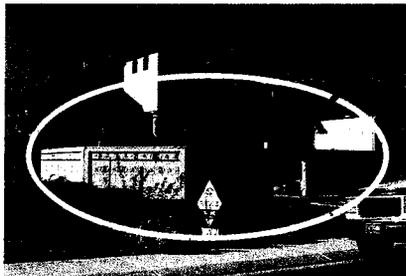
Case #: 04-13775

The property located at: 2221 Davinci Pl. Parcel #: 2945-183-11-007 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 30, 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, Fence Permit Required, of the Grand Junction Zoning and Development Code. Please review the enclosed copy of Section 4.1.J and Please obtain a Fence Permit from the Community Development Department located in City Hall, 250 N. 5th Street.



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