

FEE \$10.00

PERMIT # 13397



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 2225 TUSCANY AVE
PROPERTY TAX NO: 2945-183-08-007
SUBDIVISION: Renaissance
PROPERTY OWNER: ROGER W. STANTON
OWNER'S PHONE: 970-248-3525
OWNER'S ADDRESS: SAME
CONTRACTOR NAME: SELF
CONTRACTOR'S PHONE:
CONTRACTOR'S ADDRESS:
FENCE MATERIAL & HEIGHT: BLOCK 4'-6 3/4"
PLOT PLAN
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
SPECIAL CONDITIONS
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 11/9/04
Community Development's Approval [Signature] Date 11/9/04
City Engineer's Approval (if required) okay per Bob B. Date

VOLUNTARY COMPLIANCE REQUEST

Roger and Ellora Stanton
2225 Tuscany Ave.
Grand Junction, Colorado 81521

November 5, 2004

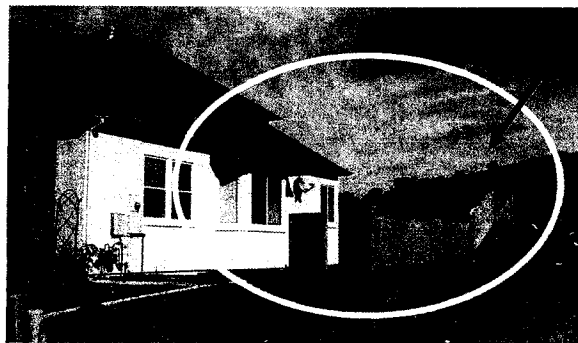
Case #: 04-13742

The property located at: 2225 Tuscany Ave. Parcel #: 2945-183-08-007 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 18, 2004

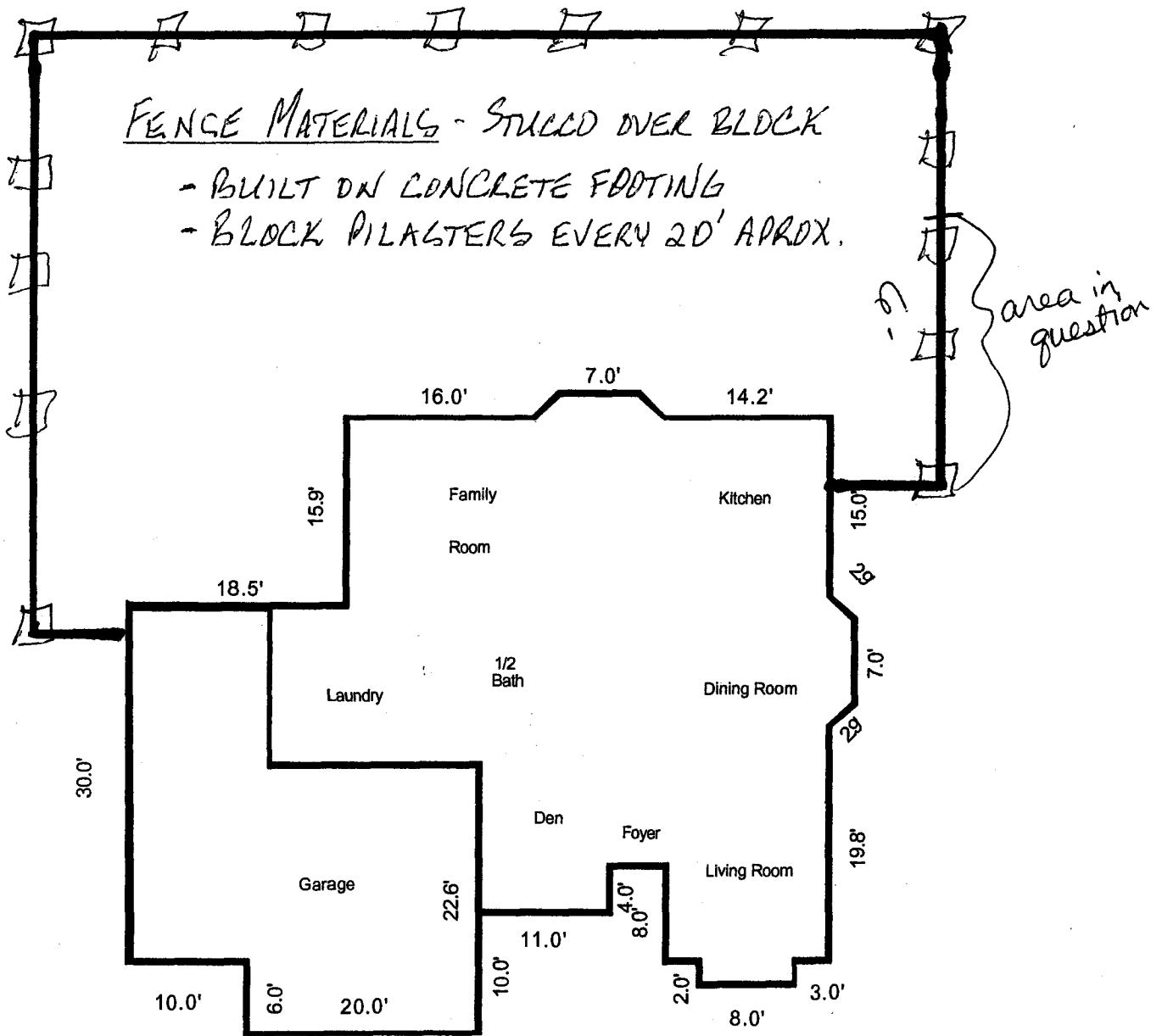
XXX Fence – All fences constructed in the City require a permit and must be built/maintained in compliance with the Zoning and Development Code Section 4.1.J

Violation Section 4.1.J, 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



ROGER STANTON
 2225 TUSCANY AVE
 GJ, CO 81503
 970.248.3525