

FEE \$10.00

No Charge just revising fence.

PERMIT #

12845



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS:

535 SPARK

PROPERTY TAX NO:

2943-074-03-018

SUBDIVISION:

PROPERTY OWNER:

Alice McCachren

OWNER'S PHONE:

270-7382

OWNER'S ADDRESS:

2840 Texas Ave

CONTRACTOR NAME:

Lee Dutton

CONTRACTOR'S PHONE:

243-2664

CONTRACTOR'S ADDRESS:

367 1/2 Rose Hill Rd

FENCE MATERIAL & HEIGHT:

Chain Link 4'-5'

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

RMF-8

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

SPECIAL CONDITIONS

from center of ROW, whichever is greater.

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

Date

Community Development's Approval

Date

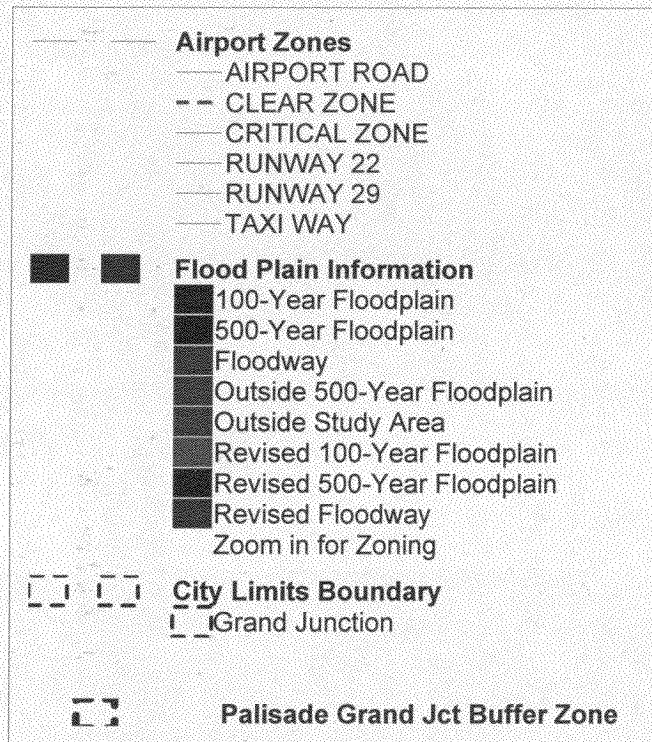
4/13/04

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)

City of Grand Junction GIS Zoning Map



SCALE 1 : 841



CODE ENFORCEMENT

VOLUNTARY COMPLIANCE REQUEST

Date: April 5, 2004

Case #: 04-12603

The property located at 535 Sparn Street, Parcel #2943-074-03-018
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 on or after April 13, 2004

- ☒ **Junk/Rubbish/Trash** – Not allowed to accumulate on any property or alley.
- ☒ **Vehicles/Outdoor Storage** – Inoperable vehicles and usable items stored
outdoors must meet the criteria in Section 4.1 of the Zoning and Development
(Z/D) Code.
- ☐ **Signs** – Portable signs are illegal. Temporary signs require a Special Events
Permit. Permanent signs require a permit by a Licensed Sign Contractor.
- ☒ **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
- ☐ **Other** _____

I have enclosed a copy of Z/D §4.1.I and §4.1.J for your review.



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

Cordially,

Ronald W. Sommerhause
Code Enforcement Officer