

FEE \$10.00

PERMIT # 13226



FENCE PERMIT GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 627 2A 1/2 RD. G.J. PLOT PLAN
PROPERTY TAX NO: 2945-043-13-004
SUBDIVISION:
PROPERTY OWNER: ATW DEVELOPMENT
OWNER'S PHONE: (970) 242-9299
OWNER'S ADDRESS: 2029 ROOSEVELT CT. G.J.
CONTRACTOR NAME: T.P.I.
CONTRACTOR'S PHONE: (970) 243-4642
CONTRACTOR'S ADDRESS: 1555 INDEPENDENCE AV
FENCE MATERIAL & HEIGHT: VINYL RETAINING WALL 6' + 30" CEDAR SPLIT-RAIL

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1 SETBACKS: Front from property line (PL) or
SPECIAL CONDITIONS from center of ROW, whichever is greater.
Side from PL Rear 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] MENSEL ATW Date 8/9/04
Community Development's Approval [Signature] C. Faye Hall Date 8/9/04
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)

VOLUNTARY COMPLIANCE REQUEST

ATW Development Inc.
2029 Roosevelt Ct.
Grand Junction CO 81503

Date: 8/5/04

Case #04-13318

Parcel #2945-043-13-004

The property located at **627 24 1/2 Rd.**

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.

Inspection for this property is scheduled for on or after August 19, 2004.

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

Other: The fence is built on a 4 ft. retaining wall that has been constructed, and exceeds the allowed total height of 6 ft. Please obtain a permit for the fence at the office of Community Development, 250 N. 5th St. Modifications to the fence will be required to meet code.



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

Nina McNally
Nina McNally
Code Enforcement Officer
(970) 256-4103

Existing Sign

Sight Triangle
20' x 195'

Sight Triangle
20' x 140'

Sight Triangle
20' x 236'

& Sidewalk

Existing Driveway

Existing 7' Monolithic Curb, Gutter, & Sidewalk

Extend Existing Curb, Gutter, & Sidewalk

2' Conc. Curb & Gutter (Typ.)

2'x10' Conc. Dumpster Pad with 6"-tall Brick Retention (See Detail)

3' Conc. V-Pan

8'

51'

24'

6" Conc. Curb (Typ.)

6' Conc. Walk

3' Canopy Overhang

92'

Metal Landscape Edging (Typ.)

Striped Pedestrian Walkway 8'

Top of Slope

150'

5' Conc. Walk

6' Canopy Overhang

3' Conc. V-Pan

16 Spaces
9' x 18.5'

23 Spaces
9' x 18.5'

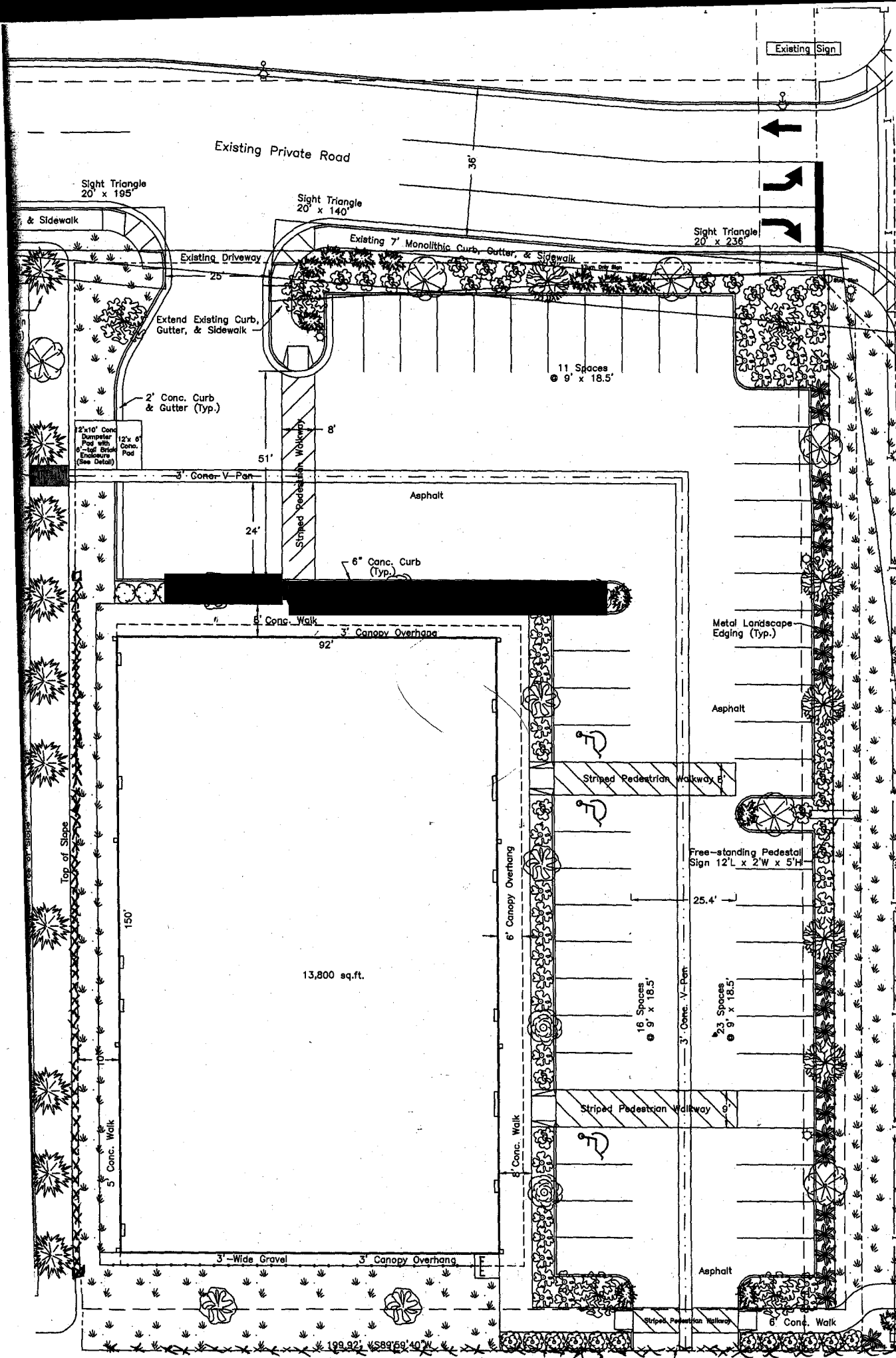
Striped Pedestrian Walkway 6'

6' Conc. Walk

6' Conc. Walk

199.82' 4589'69' 40"

Zone C-1



Existing Sign

Existing Private Road

Sight Triangle
20' x 195'

Sight Triangle
20' x 140'

Sight Triangle
20' x 236'

& Sidewalk

Existing Driveway

Existing 7' Monolithic Curb, Gutter, & Sidewalk

Extend Existing Curb, Gutter, & Sidewalk

2'x10' Conc. Dumpster Pad with 6'x12' Conc. Enclosure (See Detail)

12'x 6' Conc. Pad

2' Conc. Curb & Gutter (Typ.)

3' Conc. V-Pan

51'

Stiped Pedestrian Walkway

Asphalt

6' Conc. Curb (Typ.)

8' Conc. Walk

3' Canopy Overhang

92'

13,800 sq.ft.

3'-Wide Gravel

3' Canopy Overhang

5' Conc. Walk

6' Conc. Walk

6' Canopy Overhang

3' Conc. V-Pan

Free-standing Pedestal Sign 12'L x 2'W x 5'H

25.4'

16 Spaces @ 9' x 18.5'

3 Spaces @ 9' x 18.5'

Stiped Pedestrian Walkway 6'

Asphalt

6' Conc. Walk

Vacant Land Zone C-1

30"-Tall Cedar Split-Rail Fence (2 Rail)