

FEE \$10.00

PERMIT # 13461

FENCE PERMIT  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 891 Outlook Ct  
Property Tax No: 2701-261-35-011  
Subdivision: Grand Vista  
Property Owner: William D. Bunnell  
Owner's Telephone: 256-1393  
Owner's Address: 891 Outlook Ct.  
Contractor's Name: William Bunnell  
Contractor's Telephone: Same as above  
Contractor's Address:  
Fence Material & Height: Cedar 6'0"

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 RSF-4 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 [Signature] Date 1-31-05  
Community Development's Approval [Signature] Date 1-31-05  
City Engineer's Approval (if required) \_\_\_\_\_ Date \_\_\_\_\_

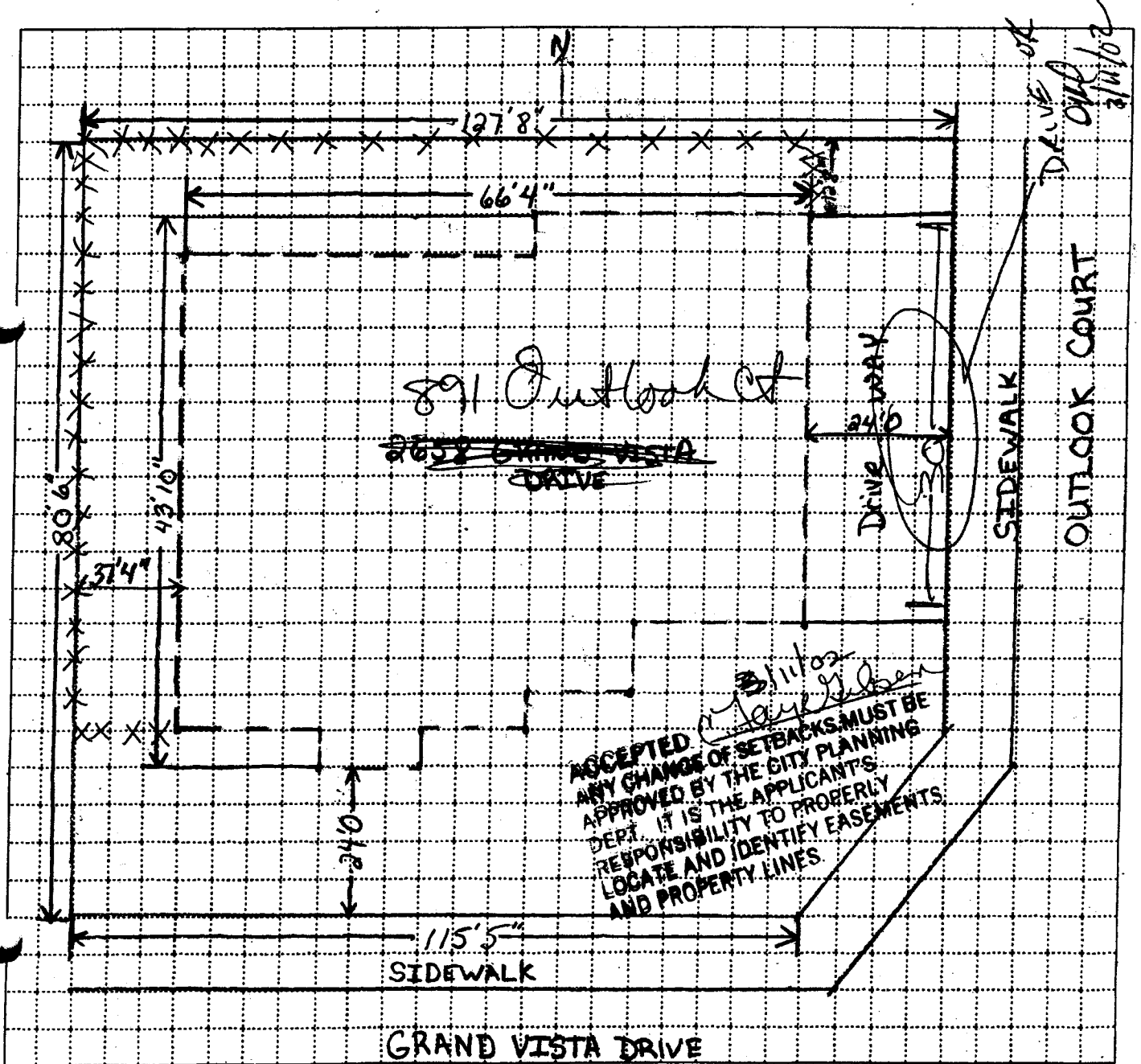
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

**In the Space Below Please Neatly Draw a Site Plan Showing the Following:**

1. An outline of the **property lines** with dimensions. .... [✓]
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. .... [✓]
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). .... [✓]
4. All **easements** and **rights-of-way** on the property. .... [✓]
5. All **other structures** on the property. .... [✓]
6. All **streets** adjacent to the property and street names .... [✓]
7. All existing and proposed **driveways**. .... [✓]
8. Location of existing and/or **proposed parking** and **number of spaces**. .... [✓]

**Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.**





CODE ENFORCEMENT

## NOTICE OF VIOLATION

Certified Mail #7003 2260 0000 6322 6553

William and Tara Ann Bunnell  
891 Outlook Ct.  
Grand Junction CO 81506

Date: 1/26/05

Case #04-13951

Parcel #2701-261-35-011

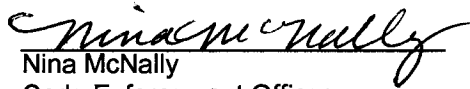
Location of Violation: **891 Outlook Ct.**

You are hereby notified that a violation of the City of Grand Junction Municipal Code/Zoning Code has been determined to exist on the above described property.

Sec. 4.1.J. Fences. Fences require a permit from the office of Community Development, 250 N. 5th St. A permit is not found for your residence. A letter was previously sent to you requesting voluntary compliance. If you have obtained a permit please call this office.

**Said Violation(s) must be corrected within ten (10) days of this notice.**

*For cases prosecuted in Grand Junction Municipal Court, each day a violation continues shall be deemed a separate offense. Upon conviction of any provision of the Grand Junction Municipal Code/Zoning Code the maximum possible penalty is a fine not more than one thousand dollars, or imprisonment of not more than three hundred sixty-five days, or both such fine and imprisonment.*

  
Nina McNally  
Code Enforcement Officer  
(970) 256-4103

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