

FEE \$10.00

PERMIT # 14038

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 1404 Ute Ave GJ Co 81501
Property Tax No: 84-0628119 0001 2945-133-17-972
Subdivision:
Property Owner: VFW
Owner's Telephone: 970-242-9940
Owner's Address: 1404 Ute Ave GJ Co 81501
Contractor's Name:
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: 4ft Chainlink

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 C-1
SETBACKS: Front 15 from property line (PL) or
SPECIAL CONDITIONS
Side 0 from PL Rear 10 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 6-28-06
Community Development's Approval [Signature] Date 6/28/06
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)



March 22, 2007

VFW  
1404 Ute Avenue  
Grand Junction, CO 81501

Sent by Code Enforcement via certified mail return receipt requested

Re: Fence Permit – 1404 Ute Avenue; Parcel number 2945-133-17-972

To Whom It May Concern:

A fence permit was issued on June 28, 2006 for fencing around an area in front of the building. At the time the permit was issued, the use inside the fenced area was described as a place for patrons to step outside and smoke. Nishi Aragon, Planning Technician, explained to the representative from VFW at the time of application that no additional seating or other use could be added inside the fenced area.

It has come to the attention of the Planning Division that the fence was put up within required parking spaces. A structure with tables and seating has been added inside the fenced area and additional seating is available outside of the structure within the fenced area. These additions are in violation of the Zoning and Development Code Section 2.1. The Zoning and Development Code provides that a permit can be revoked when there is an unlawful use that departs from an approved plan.

The Fence Permit issued on June 28, 2006 is hereby revoked. Please remove the fence within ten (10) days of receipt of this letter to avoid Code Enforcement action.

Sincerely,



Ivy Williams  
Public Works and Planning

CC: City Clerk  
Code Enforcement