

# Fence Permit

PERMIT # **N<sup>o</sup>** 15134 JK

Public Works & Planning Department  
250 North 5th Street  
Grand Junction, CO 81501  
Phone: (970) 244-1430 FAX: (970) 256-4031

Fee \$10.00

Property Address: 3157 Cross Canyon Ln.  
 Property Tax No: 2943-151-12-004  
 Subdivision: Chaffold III Sub.  
 Property Owner: Christopher Rockett  
 Owner's Telephone: 434-6205  
 Owner's Address: Same as above.  
 Contractor's Name: OWNER  
 Contractor's Telephone: 201-3527 or 434-6205  
 Contractor's Address: Same as above.  
 Fence Material & Height: Wood 6ft. Will change to meet code

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 PLANNING STAFF**

ZONE <u>R-5</u> SPECIAL CONDITIONS _____ _____	SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater. Side _____ from PL      Rear _____ from PL
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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 Public Works & Planning 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 Davis R Date 03/14/08  
 Planning Approval Wendy Spurr Date 3/14/08  
 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: Applicant)

(Pink: Neighborhood Services)

# City of Grand Junction GIS Master Map ©

**Traffic Cameras**

- Grand Ave. and ...
- I70B and 25 Rd.
- North Ave. and 2...
- Patterson Rd. an...
- Patterson Rd. an...

**Parcels**

- Address Label

**Air Photos**

- 2007 Photos

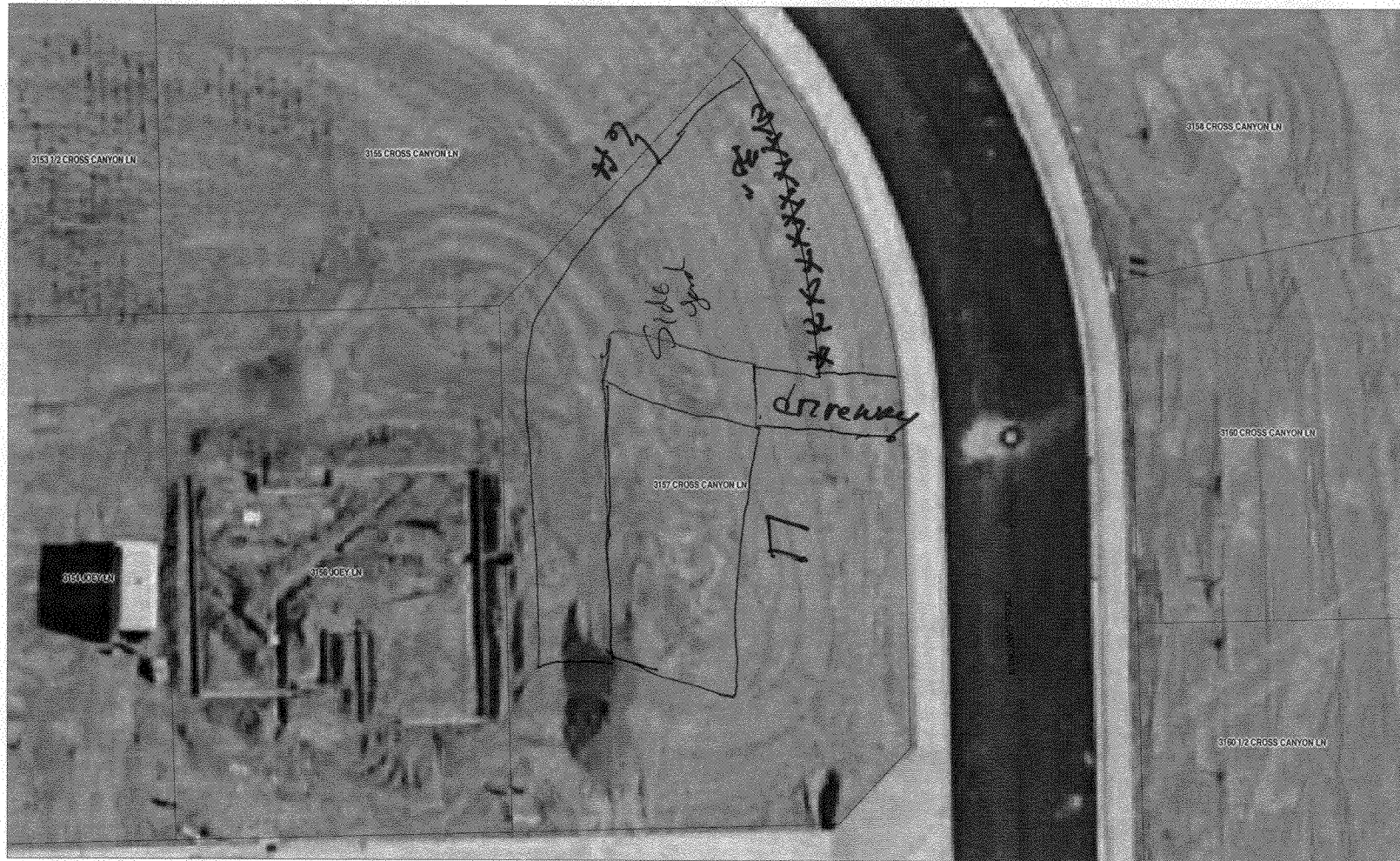
**Highways**

**Rivers**

**Grand Mesa Lakes**

**Lakes**

**Street Lables**



SCALE 1 : 380





CODE ENFORCEMENT

## NOTICE OF VIOLATION

Delivered By: United States Mail

Christopher M. Rockert  
3157 Cross Canyon Lane  
Grand Junction, CO. 81504

February 22, 2008

Case #: Z-08-00592

Location of Violation: 3157 Cross Canyon Ln.

Parcel #: 2943-151-12-004

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.

**Violation Section: 4.1.J, Fence Regulations, of the Grand Junction Zoning and**

**Development Code. Please review the enclosed copy of Section 4.1.J, Fence Regulations, and obtain a Fence Permit for the fence built on your property. Your fence must be built according to the requirements of the Public Works and Planning Office which may include moving the fence back from the sidewalk twenty feet or reducing the height of the fence to thirty inches. The fence may also be forty eight inches in height if the fence is 2/3 open space and 1/3 closed space for that part of the fence extending above the thirty inch height. If you have any questions please call 256-4102 Monday through Friday between the hours of 8:00 A.M. and 4:30 P.M. Failure to obtain a fence permit and make arrangements or effort to modify the fence by March 7, 2008 will result in a Municipal Court Summons.**

*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.*

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Code Enforcement Officer