

Fence Permit

PERMIT # **NO** 15956

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: 328 Chipeta Avenue
 Property Tax No: 2945-142-27-013
 Subdivision: lots 25 & 26 Blk 53 Grand Junction
 Property Owner: Abigail Moore
 Owner's Telephone: 640 3276
 Owner's Address: 328 Chipeta Ave
 Contractor's Name: _____
 Contractor's Telephone: _____
 Contractor's Address: _____

Fence Material & Height: 6' wood PRIVACY fence in backyard & split RAIL fence on side (blux's)
(Red X's)

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>R8</u>	SETBACKS: Front <u>20</u> 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 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 Abigail Moore Date 7/31/09
 Planning Approval [Signature] Date 7/31/09
 City Engineer's Approval (if required) _____ Date _____

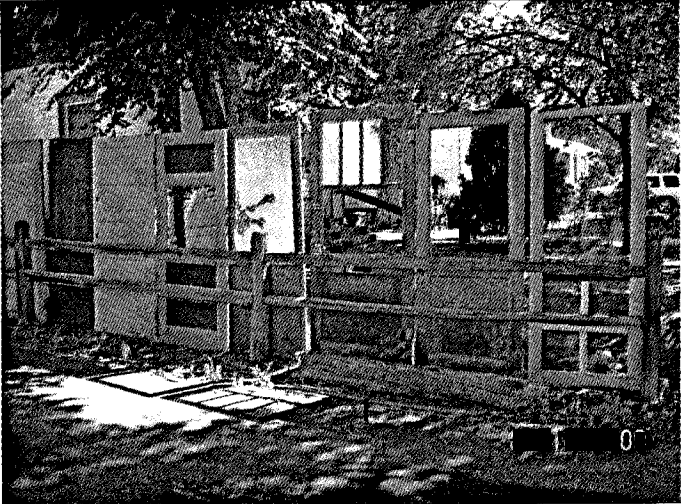
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

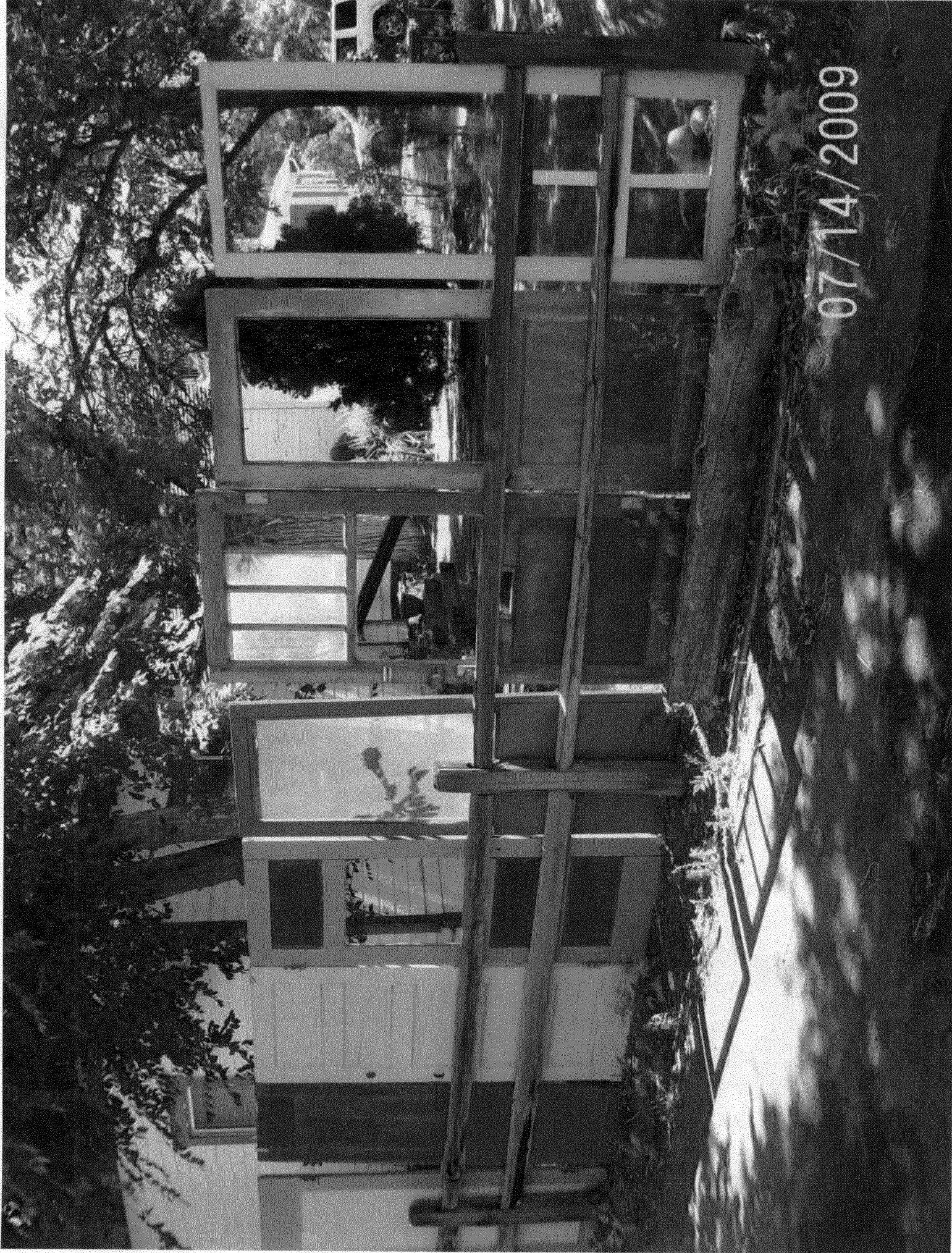
(White: Planning)

(Yellow: Applicant)

(Pink: Neighborhood Services)

VOLUNTARY COMPLIANCE REQUEST

Delivered by: U.S. Mail		<input type="checkbox"/> Served in Person <input type="checkbox"/> Posted on Property	
7/15/2009		Date of Violation: 7/14/2009	
Abigail Moore		Time of Violation: 11:00 a.m.	
328 Chipeta Ave.		Parcel: #2945-142-27-013	
Grand Junction Co. 81501		Case: # Z-09-01217	
You are hereby notified that a violation of the City of Grand Junction Municipal Code/Zoning Code has been determined to exist on or at: 328 Chipeta Ave.			
Violation Section: 4.1.J., Fence Regulation			
Correction Required: No permit is found for the fence pictured, or for the privacy fence around the back yard. Information about obtaining a permit is enclosed. This office has also received a complaint indicating that you have some chickens. The regulation for small agricultural animals is enclosed. If you have no chickens, please call me to advise.			
<i>Removal of JOBS By 8/6</i>			
Your City Government is working to maintain a safe, healthy and pleasant community. Your cooperation in eliminating the violation on or before the Inspection date listed below is appreciated. Please review the enclosed information about Administrative Citations. Failure to remove a violation will result in an Administrative Citation.			
Code Enforcement Officer: N. McNally (970) 256-4103		Property will be inspected on: 7/23/2009	

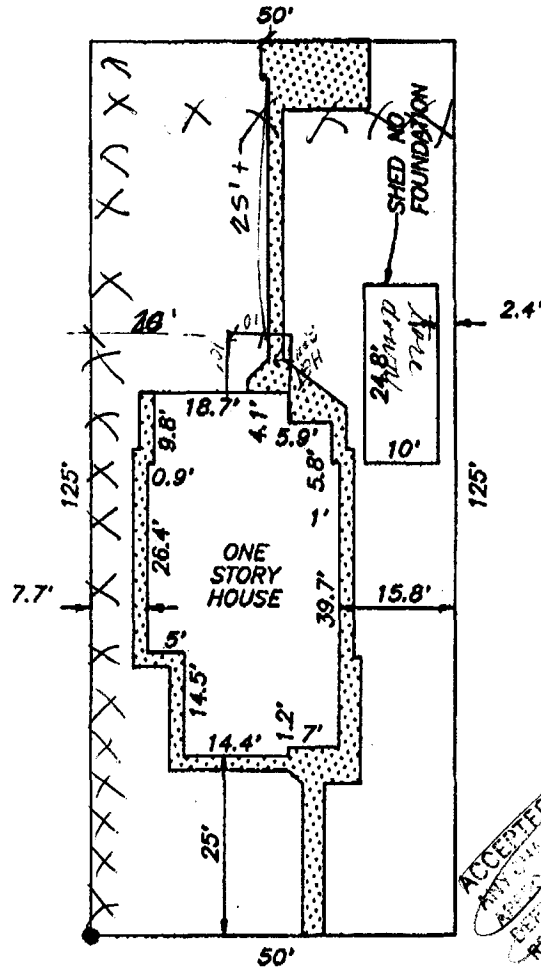


07/14/2009

IMPROVEMENT LOCATION CERTIFICATE

328 CHIPETA AVENUE
GRAND JUNCTION, COLORADO

LOTS 25 AND 26, BLOCK 53
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO



CHIPETA AVENUE

ACCEPTED *[Signature]*
 ANY BUILDING, FENCE, OR OTHER IMPROVEMENTS
 HEREON SHALL BE CONSIDERED TO BE
 LOCATED AND IDENTIFIED AS SHOWN
 AND PROPERTY LINES

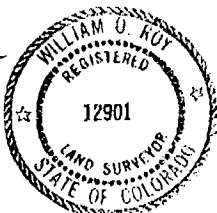
Setback and sideyard distances are plus or minus one foot.

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY Western Colorado Title
COMMITMENT NUMBER 90-8-410

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Great American Bank THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 9-11-90 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

IT IS HEREBY CERTIFIED THAT THE ABOVE-DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD BOUNDARY.

[Signature]
 WILLIAM O. ROY P.L.S. 12901



6669

↑ N

SCALE: 1"=20'

● - PINS FOUND
 ○ - PINS SET

CENTURY SURVEYING
 P.O. BOX 356, GRAND JCT., COLORADO 81602
 TELEPHONE 9303-241-2867

FIELD WORK	E.M.	DATE FIELD WORK	9-11-90
DRAWN BY:	C.A.K.	DATE DRAWN	9-12-90