

Fence Permit

PERMIT # **Nº** 15687

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: 459 N. Sun Court
 Property Tax No: 2943-161-96-001
 Subdivision: Lot 1 Blk 2 Fruitvale Meadows
 Property Owner: Robin Watson
 Owner's Telephone: 201 2956
 Owner's Address: same
 Contractor's Name: _____
 Contractor's Telephone: _____
 Contractor's Address: _____
 Fence Material & Height: 6' cedar

NOTE: A driveway permit will be required for new access point. ~~Call~~ ^{not} wait @ 201-1339 for add'l info. Cost \$60

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.
 NOTE: RV must be parked in (fenced back yard marked with "X")

THIS SECTION TO BE COMPLETED BY PLANNING STAFF	
ZONE <u>RS</u>	SETBACKS: Front <u>20</u> from property line (PL) or
SPECIAL CONDITIONS <u>west edge of Canyonland Dr driveway cannot be any closer than 50' from west flowline. fence cannot be any closer to 30 3/4 ft than existing fence on west side going towards east; fence cannot be any closer than 1.5' from interior side of sidewalk as shown in red on attached drawing</u>	
_____ 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.

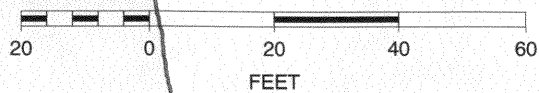
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

X Applicant's Signature Robin Watson X Date 4-24-09
 Planning Approval C. M. Kee Date 4/24/09
 City Engineer's Approval (if required) _____ Date _____

City of Grand Junction GIS Master Map ©



SCALE 1 : 360

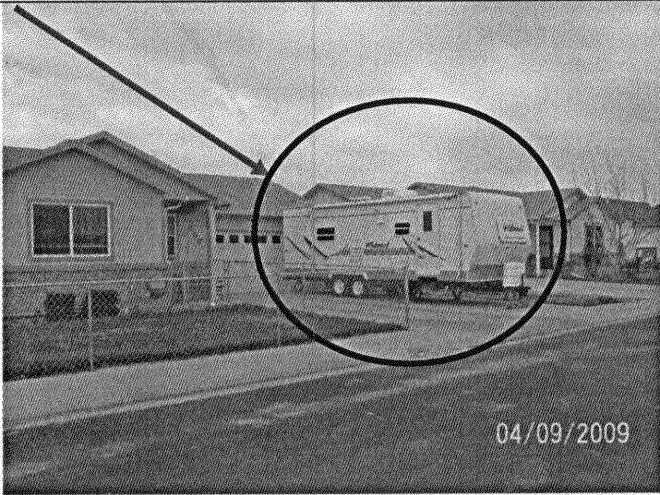


FENCE CANT BE CLOSER THAN 1.5' FROM BACK OF WALK



SAME DISTANCE AS ALONG 30 3/4 ROAD.

VOLUNTARY COMPLIANCE REQUEST

Delivered by: U.S. Mail		<input type="checkbox"/> Served in Person	<input type="checkbox"/> Posted on Property
4/10/2009		Date of Violation: 4/9/2009	
Jesse J. Watson or Current Residents		Time of Violation: 9:09 A.M.	
459 N. Sun Court		Parcel: #2943-161-96-001	
Grand Junction Co. 81504		Case: # Z-09-00532	
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: 459 N. Sun Ct.			
Violation Section: 4.1.F., Storage of Vehicles, the Grand Junction Zoning and Development Code. Improperly stored Recreational Vehicle. Please review the enclosed copy of Section 4.1.F.			
Correction Required: Properly store the Recreational Vehicle in an enclosed building or in the rear yard or in the side yard behind the front setback line (the front face of the residence) other than the side yard of a corner lot.			
			
<p>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.</p>			
Code Enforcement Officer: Randy Keller		Property will be inspected on: 4/27/2009	