

Fence Permit

PERMIT # N^o 16166

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

Fee \$10.00

*Chapter 8
Inspection*

Property Address: 896 Glenwood Ave
 Property Tax No: 2945-114-17-023
 Subdivision: Rose Park Subdivision
 Property Owner: Jeffrey Aragon
 Owner's Telephone: (970) 589-2636
 Owner's Address: 896 Glenwood Ave
 Contractor's Name: Brian Chesney
 Contractor's Telephone: (970) 250-1352
 Contractor's Address: _____

Fence Material & Height: 5 foot Cedar back+sides; 4' picket front

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 R-6 SETBACKS: Front 20' from property line (PL) or
Claiming Cannell Ave as front of property _____ from center of ROW, whichever is greater.
 SPECIAL CONDITIONS front fence max height
48" as a picket fence 1/3 picket to 2/3 open;
Side Fence (on Glenwood) may stay at 5' high 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 Public Works & Planning Department Director.


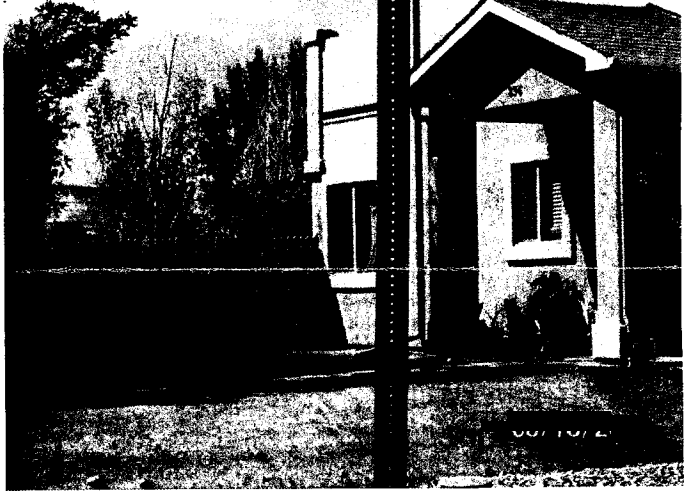
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant's Signature [Signature] Date 8/25/09
 Planning Approval [Signature] Date 9/2/09
 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	
8/20/2009		Date of Violation: 8/18/2009	
Jeffrey L. Aragon 896 Glenwood Ave. Grand Junction Co. 81501		Time of Violation: 11:30 a.m. Parcel: #2945-114-17-023 Case: # Z-09-01424	
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: 896 Glenwood Ave.			
Violation Section: 4.1.J., Fence Regulation			
Correction Required: A permit for the fence is not found. Obtain a fence permit (information enclosed) by the inspection date below. You may be required to make modifications to the existing fence to meet code requirements; additional time may be extended to make modifications to the fence.			
			
<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: N. McNally		Property will be inspected on: 8/27/2009	

R-8



42
 pickets back
 from front of fence
 including gate =
 13 1/2' to equal 20' front setback.
 Measured from base of trees in front yard.
 Base of trees is estimated property line in front.
 May add wire to ~~base~~ inside of fence to prevent
 animals from escaping, if necessary.

measurements done 9/2/09
 by Pat Dunlap + Nina McNally



6 1/2' from base of tree to fence - must move back 13 1/2 feet or lower fence to 48" + remove 2 pickets for every one picket left

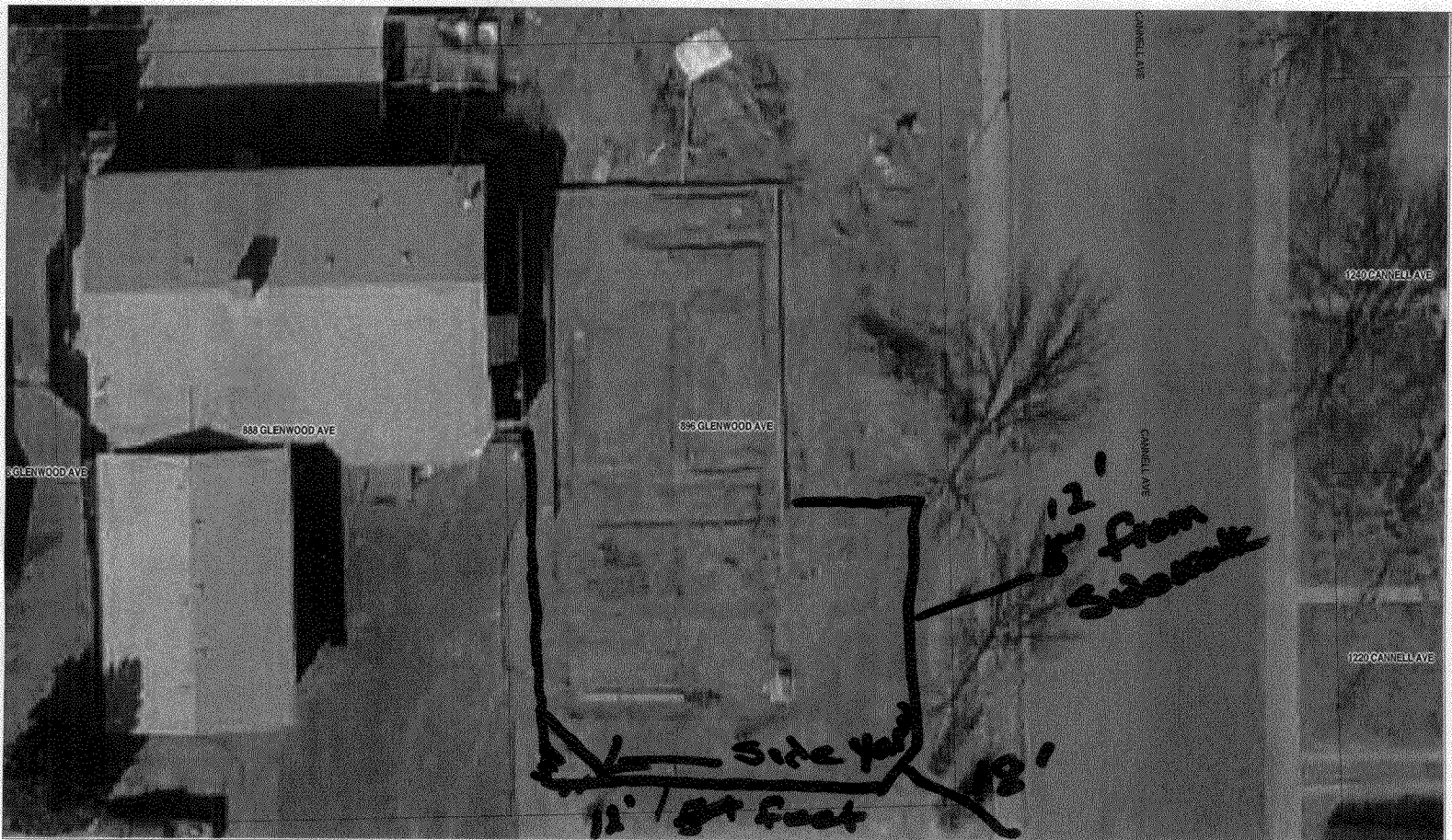
- ① May taper this section of fence from 48" (4') to reach 5' height or just leave as it is.



Rear view - 5' Fence OK



+ 48 inch $\frac{2}{3}$ open front



SCALE 1 : 332



*Property line
Glenwood
20' back can be
6'*

