

Fence Permit

PERMIT # N^o 16320

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: 2977 LAKE ST.
 Property Tax No: 2943-174-26-008
 Subdivision: WESTLAND EST.
 Property Owner: MICHAEL R. ROBY
 Owner's Telephone: 970 241 2791
 Owner's Address: SAME
 Contractor's Name: _____
 Contractor's Telephone: _____
 Contractor's Address: _____
 Fence Material & Height: VINYL 60" H.

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-4 SETBACKS: Front 20 from property line (PL) or
 SPECIAL CONDITIONS none _____ from center of ROW, whichever is greater.
 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 9/24/10

Planning Approval [Signature] Date 9/24/10

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
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9/21/2010 Michael R. Roby or Current Resident 2977 Luke St. Grand Junction Co 81504	Date of Violation: 9/17/2010 Time of Violation: 1:40 P.M. Parcel: #2943-174-26-006 Case: # Z-10-00987
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• 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: **2977 Luke St.**

Violation Section: **21.04.040(i); Zoning Code, Fence Regulation**, Please read carefully the enclosed copy of the Code and the Administrative Citation brochure.

Correction Required: You have erected a fence on the above described property and I could not locate a fence permit. Code requires a fence permit for any fence erected on a property. You can obtain the permit from the Planning Department located at 250 N 5th St. If you have any questions please do not hesitate to call me at 256-4124.



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.

Daniel C. Shepard
 Code Enforcement Officer: Daniel C. Shepard

**Property will be inspected on:
 10/5/2010**