

FEE \$10.00

FENCE PERMIT

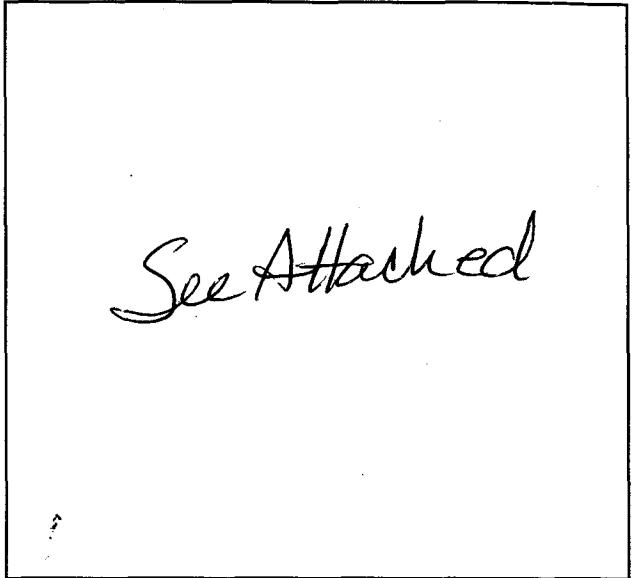
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2556 WESTWOOD DR.
 TAX SCHEDULE NO. 2945-031-06-155 ^{Lot 2 BIK 3} FIL 2
 PROPERTY OWNER LYLE W & JUNE L. RUSH
 OWNER'S PHONE 970 242-0069
 OWNER'S ADDRESS 2556 WESTWOOD DR.
 CONTRACTOR OWNER
 CONTRACTOR'S PHONE N/A
 FENCE MATERIAL CEDEP
 FENCE HEIGHT 6'



Plot plan must show property lines and property dimensions; all easements, all rights-of-way, all structures, all setbacks from property lines, & fence height(s).

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 2.93
 SPECIAL CONDITIONS _____

SETBACKS: Front 20' from property line (PL) or _____ 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 5-5-5B 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 Community Development 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 Lyle W. Rush

Date 3-31-97

Community Development's Approval Santa Costello

Date 3-31-97

City Engineer's Approval (if required) _____

Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Community Development)

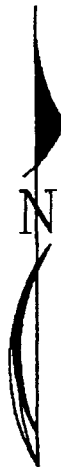
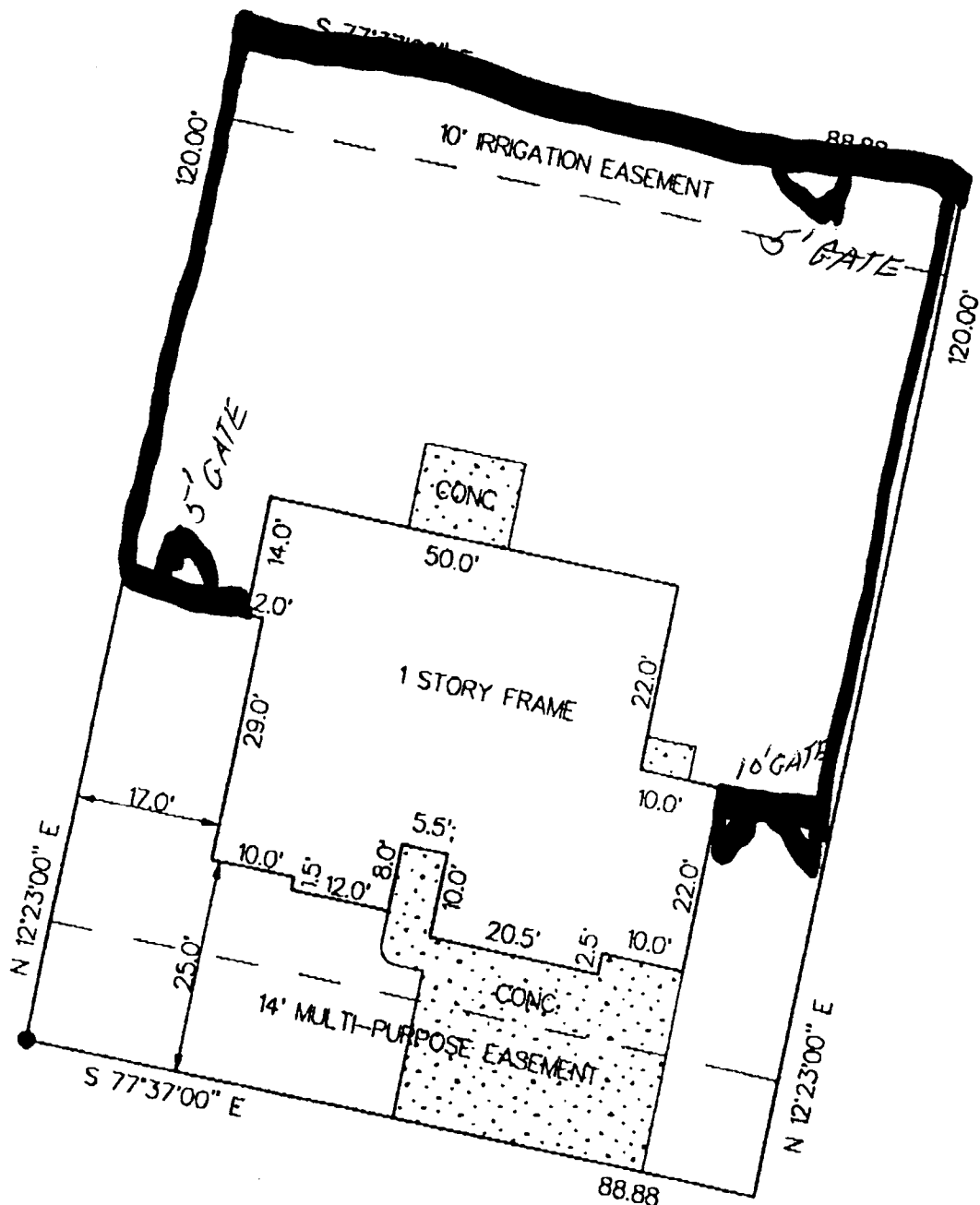
(Yellow: Code Enforcement)

(Pink: Customer)

IMPROVEMENT LOCATION CERTIFICATE

2556 WESTWOOD DRIVE

MERIDIAN LAND TITLE #25045
RUSH ACCT.
LOT 2 IN BLOCK 3 OF VALLEY MEADOWS EAST SUBDIVISION.
FILING NO. 2, MESA COUNTY, COLORADO.



SCALE: 1" = 20'

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR FIDELITY MORTGAGE, 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 THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 2/26/97 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.

● = FOUND PIN

Kenneth L. Blinn

Attache to permit

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 244-1599



November 19, 1997

Lyle and June Rush
2556 Westwood Dr.
Grand Junction, CO 81505

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Re: Fence constructed at 2556 Westwood Drive

Dear Mr. and Ms. Rush:

On March 31, 1997 a Fence Permit was issued for the construction of a 6' cedar fence at 2556 Westwood Dr. (lot 2, block 3, Valley Meadows East, Filing #2). That lot is adjacent to the common open space and access that was required with the development. The approval of the subdivision specifically required that fencing along the adjoining lots of outlot A1 (the open space) and the access roads be no more than 48 inches in height and be of a split rail design. The 6' fence is in violation of the conditions of approval and, therefore, the permit is hereby revoked.

The fence must be removed or brought into compliance by December 20, 1997 to avoid further Code Enforcement action. If you have questions please call Kathy Portner at 244-1446. Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "E. Scott Harrington".

E. Scott Harrington
Director of Community Development

cc: Ivy Williams, Code Enforcement Supervisor

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 244-1599



April 21, 1998

Lyle and June Rush
2556 Westwood Dr.
Grand Junction, CO 81505

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Re: Fence constructed at 2556 Westwood Drive

Dear Mr. and Ms. Rush:

On November 19, 1997 you were sent a letter indicating that the fence permit issued for your property at 2556 Westwood Drive had been revoked. As you know, enforcement was not pursued pending the outcome of the Home Owners Association request to amend the fencing standards around the private park. On February 3, 1998, the Planning Commission approved the request to amend the fencing requirements in Valley Meadows East Subdivision to allow split rail or solid cedar fencing, up to 6' in height.

Therefore, the fence permit issued for 2556 Westwood Drive, dated March 31, 1997, is still valid. Thank you for your cooperation and understanding through this process.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner
Planning Manager



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