

FEE \$10.00

PERMIT # 11458



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 2837 TEXAS AVE G.J. CO 81501

TAX SCHEDULE NO 2943-073-02-030

PROPERTY OWNER DAVID COBBERNE

OWNER'S PHONE 970-241-0725

OWNER'S ADDRESS 2837 TEXAS AVE G.J. CO 81501

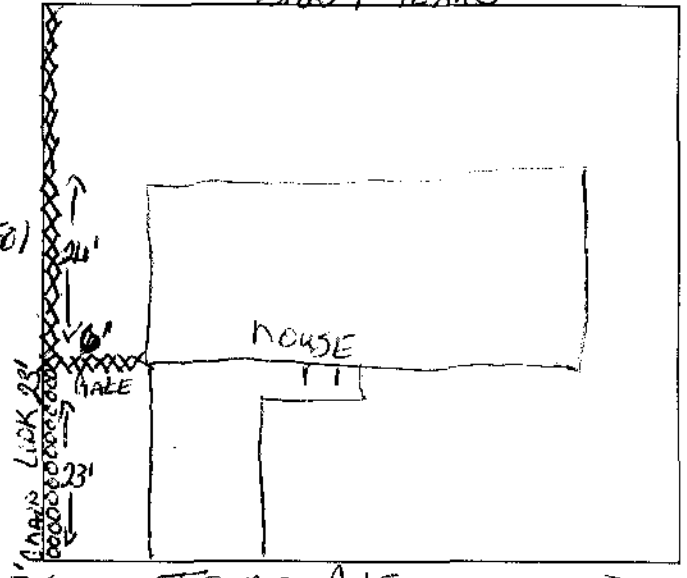
CONTRACTOR SELF

CONTRACTOR'S PHONE } SAME AS

CONTRACTOR'S ADDRESS } ABOVE

FENCE MATERIAL WOOD + CHAIN LINK

PLOT PLAN
2837 TEXAS



FENCE HEIGHT WOOD 6' CHAIN LINK 4'

41' CHAIN LINK XXXXX 6' WOOD PRIVACY FENCE

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 RSE-8

SPECIAL CONDITIONS _____

SETBACKS: Front 20' for 10' part 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 David Cobberne

Date 3/22/00

Community Development's Approval Antonia J. Castello

Date 3/22/00

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: Planning) (Yellow: Customer) (Pink: Code Enforcement)

Dan and Dawn Osborne
2837 Texas Avenue
Grand Junction, Colo. 81501

Stacy and Toni Millard
2837 1/2 Texas Avenue
Grand Junction, Colo. 81501

March 22, 2000

RE: Privacy fence


Dear Millards,

We are writing you this letter in regards to the privacy fence that you built between the two properties. After review of our plat and existing boundry markers, it has been determined that the last three fence posts on the southwest end by your shed, have clearly been placed upon our property. We are asking that you move them off.

We have discussed this matter with City planning and Code enforcement. They suggested that we give you the opportunity to comply with our request, and to work with you in doing so.

Therefore, you have 48 hours in which to comply with this request. If you choose not to do as we have asked of you, then legally we can remove the posts for you. We hope you will do as we have asked of you, so that this issue will not have to go any further than this letter.

Sincerely,


Dan and Dawn Osborne

CC: City of Grand Junction Community Development Department
City of Grand Junction Code Enforcement Division