



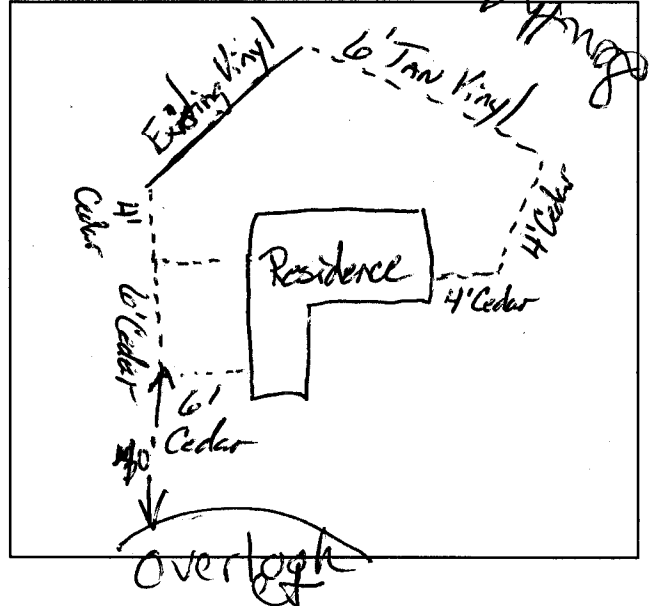
FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

AC

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 3196 Overlook Ct
TAX SCHEDULE NO 2947-351-34003
PROPERTY OWNER Roy A & Sharon K Jennings
OWNER'S PHONE 263-8956
OWNER'S ADDRESS 3196 Overlook Ct.
CONTRACTOR Leapfrog Landscaping - Tony
CONTRACTOR'S PHONE 201-8644
CONTRACTOR'S ADDRESS Grand Junction
FENCE MATERIAL TAN Vinyl Basketweave
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). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD
SPECIAL CONDITIONS 6' fence used to screen RV which is allowed & along South Camp Rd
SETBACKS: Front 30' from property line (PL) or from center of ROW, whichever is greater.
Side 15' from PL Rear 25' 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 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 Roy A. Jennings Date 5/20/02
Community Development's Approval Chae Wilson Date 5/20/02
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: Customer) (Pink: Code Enforcement)

Canyon Vista Homeowners Association
P. O. Box 3914
Grand Junction, CO 81502

May 17, 2002

Mr. & Mrs. Alex Jennings
2196 Overlook Court
Grand Junction, CO 81503

Dear Alex and Sharon:

Thank you for submitting your fencing plan to the Architectural/Landscape Control Committee for approval. This letter is to inform you that the fencing plan, as submitted, has been approved and that we appreciate your continuing with the tan vinyl basket weave along South Camp.

Prior to any work being done, we encourage you to contact the City of Grand Junction for a fence permit. For your information, the City required a 4' fence along South Camp, however, special approval was granted for the 6' fence done by your neighbors, the Bever's and the Morris's. You may have to remind the City that they were granted permission to install a 6' fence and that you are only finishing it off.

Again, we appreciate your submitting the plan. The Board will retain it for their records, together with your landscape plan. If there is anything else you need, please contact any Landscape Committee or Board member.

Good luck!

Sincerely,

Landscape Committee
Canyon Vista Homeowners Association