

FEE \$10.00

PERMIT #



lot 281k2

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 2352 RANA RD. GJ 8/503

PROPERTY TAX NO: 2945-174-39-002

SUBDIVISION: COBBLESTONE RIDGES

PROPERTY OWNER: WILLIAM & SANDRA LARSEN

OWNER'S PHONE: (970) 257-7828

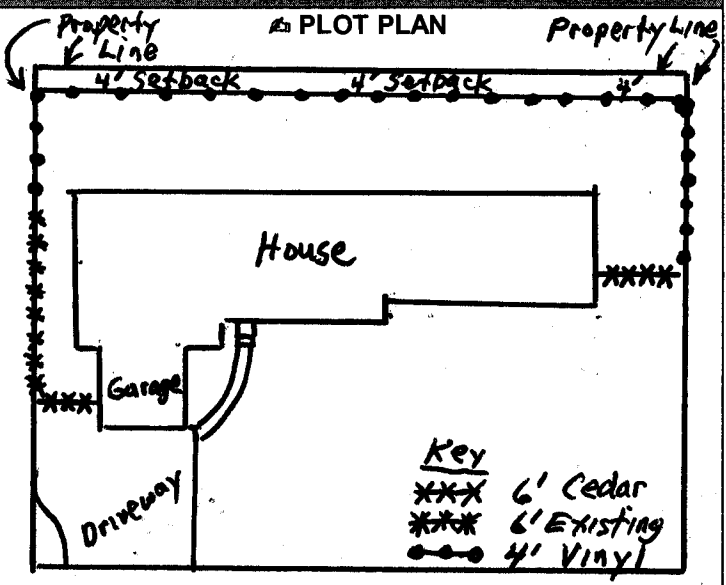
OWNER'S ADDRESS: 2352 RANA RD, GJ 8/503

CONTRACTOR NAME:

CONTRACTOR'S PHONE: Self

CONTRACTOR'S ADDRESS:

FENCE MATERIAL & HEIGHT: Cedar - 6 Foot
Vinyl - 4 Foot



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 SETBACKS: Front 0' from property line (PL) or

SPECIAL CONDITIONS all rear & side yards _____ 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 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 William P. Larsen Date 6/9/03

Community Development's Approval Ronnie Edwards Date 6/10/03

City Engineer's Approval (if required) N/A 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)

September 1, 2002

To: the Architecture Committee of the Cobblestone Homeowners' Association

The residents of 2350 Rana Road and 2352 Rana Road wish to install:

- a 48" white vinyl 3 rail fence
- with 2" x 4" welded wire

around our back yards to include the back property line, in between our properties and the sides up to the front of our homes.

The residents of 2354 are also in agreement with this fencing and plan to install it around their back yard in the future.

A sample of the fencing and welded wire is at 2352 Rana Road. Please let us know if you would like to see it.

Please let us know of the Committee decision promptly, as we would like to install the fencing as soon as possible.

Sincerely,

Jeff Recker + Kathaleen B. Recker

Jeff and Kathaleen Recker
2350 Rana Road
241-8278

Bill Larsen + Sandy Larsen

Bill and Sandy Larsen
2352 Rana Road
257-7828

Addendum on September 2, 2002:

Please also note Sandy and Bill Larsen will be installing a six-foot cedar fence along the front (south edge) of each of the side lots at 2352 Rana Rd. (Extending west from side of garage and east from side of the house.) This fence will line up with the existing cedar fence at 2350 Rana, and will be in line with the same type of fence to be installed at 2354 Rana Rd. Both neighbors have agreed to this type of fence.

Bill Larsen & Sandy Larsen