



2

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: <u>2354 Rana Road</u>	PLOT PLAN <i>See Attached</i>
PROPERTY TAX NO: <u>2945-174-39-002</u>	
SUBDIVISION: <u>Cobblestone</u>	
PROPERTY OWNER: <u>Chris & Shannon Jensen</u>	
OWNER'S PHONE: <u>970-256-7114</u>	
OWNER'S ADDRESS: <u>2354 Rana Road</u>	
CONTRACTOR NAME:	
CONTRACTOR'S PHONE:	
CONTRACTOR'S ADDRESS:	
FENCE MATERIAL & HEIGHT:	

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 20' from property line (PL) or
 SPECIAL CONDITIONS _____ 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.

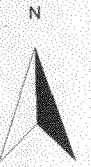
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature Shannon Jensen Date 5/4/04
 Community Development's Approval Mishu Chagan Date 5/4/04
 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)



SCALE 1 : 402



April 6th, 2004

To the Architectural Committee of the Cobblestone Homeowners Association

The residence at 2354 Rana Road wish to install

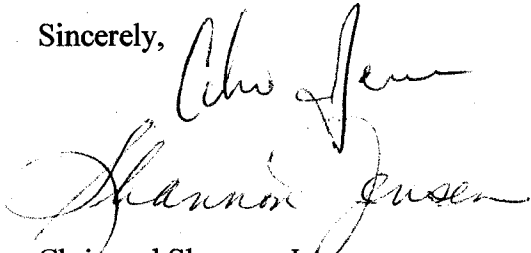
- a 48" white vinyl 3 rail fence
- with 2" x 4" welded wire

around our backyard to include the back property line and the side up to the front of our home. We would also like to install a six foot cedar fence along the front (south edge) of our side lot. This fence will line up with the existing cedar fence at 2352 Rana, and our neighbor has agreed to this type of fence.

A sample of the fencing and welding wire can be seen at the residence of 2350 and 2352 Rana, which has already been installed.

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

Sincerely,

Handwritten signatures of Chris and Shannon Jensen. The signature for Chris is written above the signature for Shannon.

Chris and Shannon Jensen
2354 Rana Road
256-7114

**Cobblestone Ridges Subdivision
Architectural Review Committee**

*c/o Sharon Weingardt
397 Butte Court
Grand Junction, CO 81503*

Plan Review Application

Applicant: Chris & Shannon Jensen Date: 04-06-04
Applicant Address: 2354 Rana Rd Phone: 256-7114
City: Grand Junction State: CO Zip: 81503 Contact: _____
Project Address: 2354 Rana Rd
Project Type: install fence Proposed Start Date: _____
Remarks: See attached

Plan Review Results

Sharon Weingardt
Approved By: Sharon Weingardt Date: 04-25-04
Sharon Weingardt
For the Architectural Review Committee
Remarks: fence approved as per request
in letter dated 04-06-04

Or

Denied By: _____ Date: _____
For the Architectural Review Committee

Remarks: _____

