

FEE \$10.00

PERMIT # 11144

FENCE PERMIT

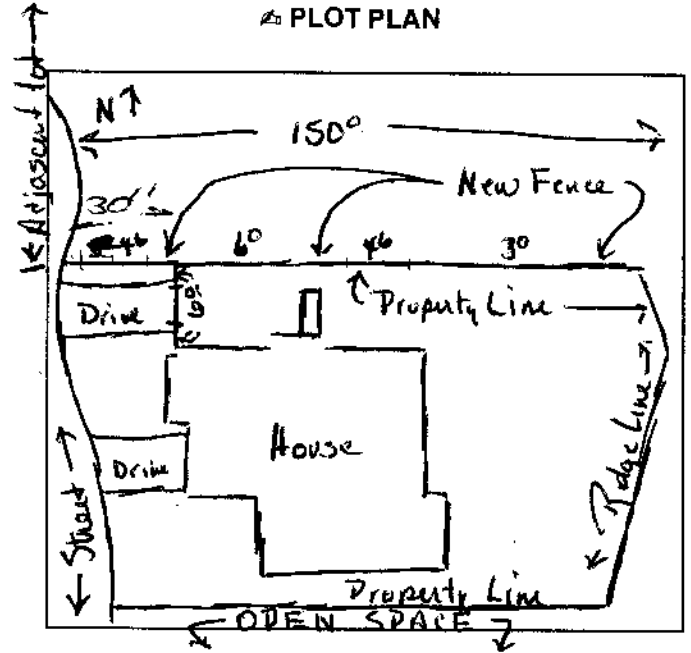
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

et



THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 414 Saddle Court
 TAX SCHEDULE NO. 2445-174-45-004
 PROPERTY OWNER Randy & Kimberly Greethouse
 OWNER'S PHONE 970-245-2443
 OWNER'S ADDRESS 414 Saddle Court
 CONTRACTOR _____
 CONTRACTOR'S PHONE _____
 CONTRACTOR'S ADDRESS _____
 FENCE MATERIAL Frame / Stucco
 FENCE HEIGHT Varies between 3' & 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 PD fence
 SPECIAL CONDITIONS 30" in front
20'

SETBACKS: Front 20' from property line (PL) or
 _____ from center of ROW, whichever is greater.
 Side 5' from PL Rear 10' 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 Randy J. Greethouse

Date 9-20-00

Community Development's Approval C. Lays Nelson

Date 9-20-00

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)

**Cobblestone Ridges Homeowner's Association
c/o Ridges Funding, LLC
11001 W. 120th Avenue, Suite 310
Broomfield, CO 80021**

September 15, 2000

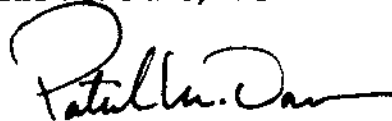
Randy and Kimberly Greathouse
414 Saddle Court
Grand Junction, CO 81503-3309

Re: 414 Saddle Court
Cobblestone Ridges

Dear Mr. and Mrs. Greathouse:

I have reviewed your plans for landscaping at 414 Saddle Court and find those plans to be in conformance with the Cobblestone Ridges Architectural Design Guidelines. I have retained the set of plans for our files. Thank you for your cooperation in this matter. Please feel free to call me at 303-410-2502 if you have questions.

Sincerely,
RIDGES FUNDING, LLC



By: Patrick M. Donovan
Its: Vice President