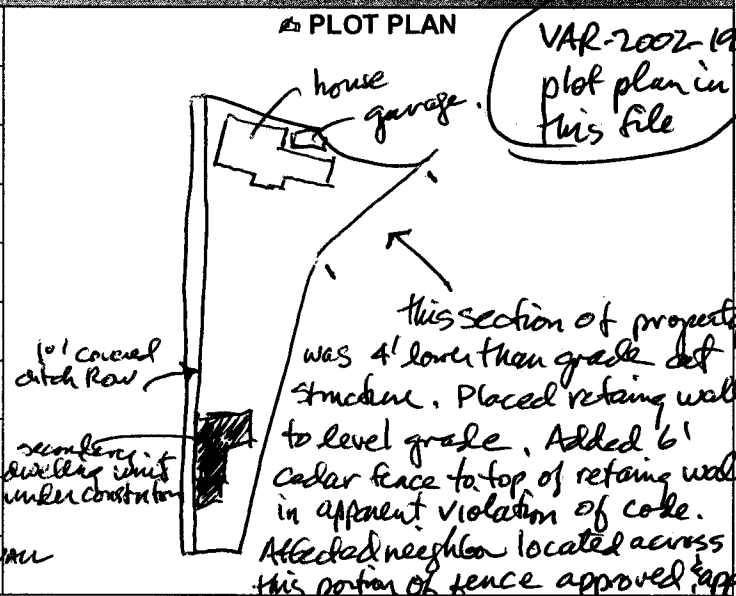




FENCE PERMIT GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 300 CEDAR CT
 PROPERTY TAX NO: 2945-112-10-001
 SUBDIVISION: BOOKCLIFF HEIGHTS
 PROPERTY OWNER: WILLIAM D. WARNER
 OWNER'S PHONE: 970-244-9074
 OWNER'S ADDRESS: 300 CEDAR CT.
 CONTRACTOR NAME: OWNER
 CONTRACTOR'S PHONE:
 CONTRACTOR'S ADDRESS:
 FENCE MATERIAL & HEIGHT: 4' CONCRETE RETAINING WALL w/ 6' CEDAR POSTS



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 RSF-4 SETBACKS: Front _____ from property line (PL) or
 SPECIAL CONDITIONS _____ 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 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 Warner Date 6/19/03
 Community Development's Approval [Signature] Date 7/15/03
 City Engineer's Approval (if required) [Signature] Date 7/15/03

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)



AMENDED
PLAT
OF
MT VEIW
ADD.

Adjoining
2945113
TIS RIW

David & Deborah Atchley
420 Cedar Avenue
Grand Junction, CO 81501

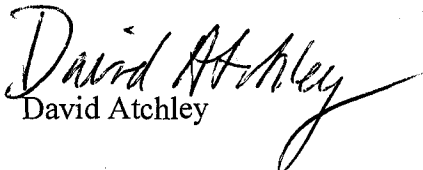
June 25, 2003

Attn: Senta
City Community Development
250 N. 5th Street
Grand Junction, CO 81501

To Whom It May Concern:

This letter is regarding the fence located at 300 Cedar Court. We purchased our home at 420 Cedar Ave. on May 15, 2003. One of the things we like most about the property is the tall, well-constructed and attractive privacy fence along the entire length of the backyard. 300 Cedar Court, located directly behind us, sits slightly uphill and the location and height of the fencing provides privacy for our deck and backyard as well as the patio and garden area of 300 Cedar Court. We are the neighbors most impacted by this fence and would like the fence to remain as it is.

Sincerely,


David Atchley


Deborah Atchley