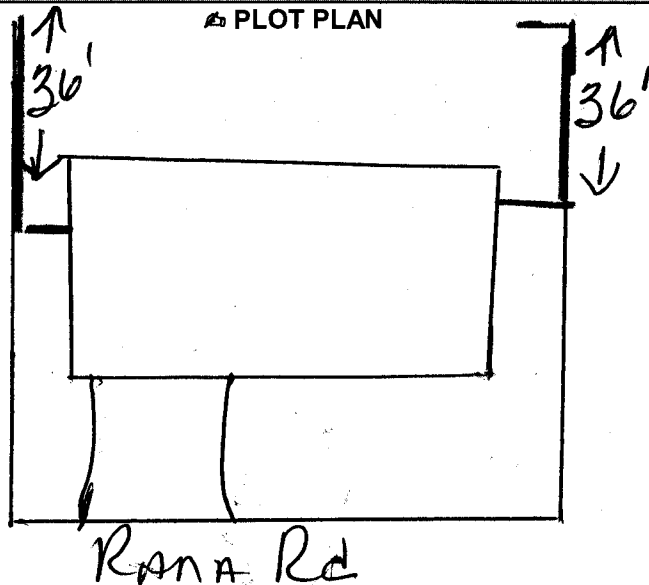




FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 2353 RANA Rd
 PROPERTY TAX NO: 2945-174-40-003
 SUBDIVISION: Ridges
 PROPERTY OWNER: Ralph Wahler
 OWNER'S PHONE: 263-7277
 OWNER'S ADDRESS: 2353 RANA Rd
 CONTRACTOR NAME: Custom Vinyl Fencing
 CONTRACTOR'S PHONE: 243-1853
 CONTRACTOR'S ADDRESS: 2944 I-70B #202
 FENCE MATERIAL & HEIGHT: 4' Vinyl



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 Linda Hackel
 Community Development's Approval C. Jay Nelson
 City Engineer's Approval (if required) _____

Date 6/19/03
 Date 6/19/03
 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)

**Cobblestone Ridges Subdivision
Architectural Review Committee**

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

Plan Review Application

Applicant: Ralph Wahlers Date: 6/19/03
Applicant Address: 2353 Rana Rd Phone: _____
City: Grand Jct State: Co Zip: 81502 Contact: Randy
Project Address: 2353 Rana Rd, Gr Jct, Co
Project Type: 4' Vinyl Fence Proposed Start Date _____

Remarks: _____

Plan Review Results

Approved By: Sharon Weingardt Date: 06-19-03
For the Architectural Review Committee

Remarks: Fence approved for property

Or

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

Remarks: _____

