

FEE \$10.00

PERMIT # 14080

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 704 Caleb Street
Property Tax No: 2701-343-29-003
Subdivision: ARCADIA NORTH Subdivision
Property Owner: Gary Riegal
Owner's Telephone: 985-4877
Owner's Address: Same
Contractor's Name: V.W.F
Contractor's Telephone: 523-8150
Contractor's Address: 2105 E main
Fence Material & Height: 6' vinyl

Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, and 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
SPECIAL CONDITIONS
SETBACKS: Front 20 from property line (PL) or 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).

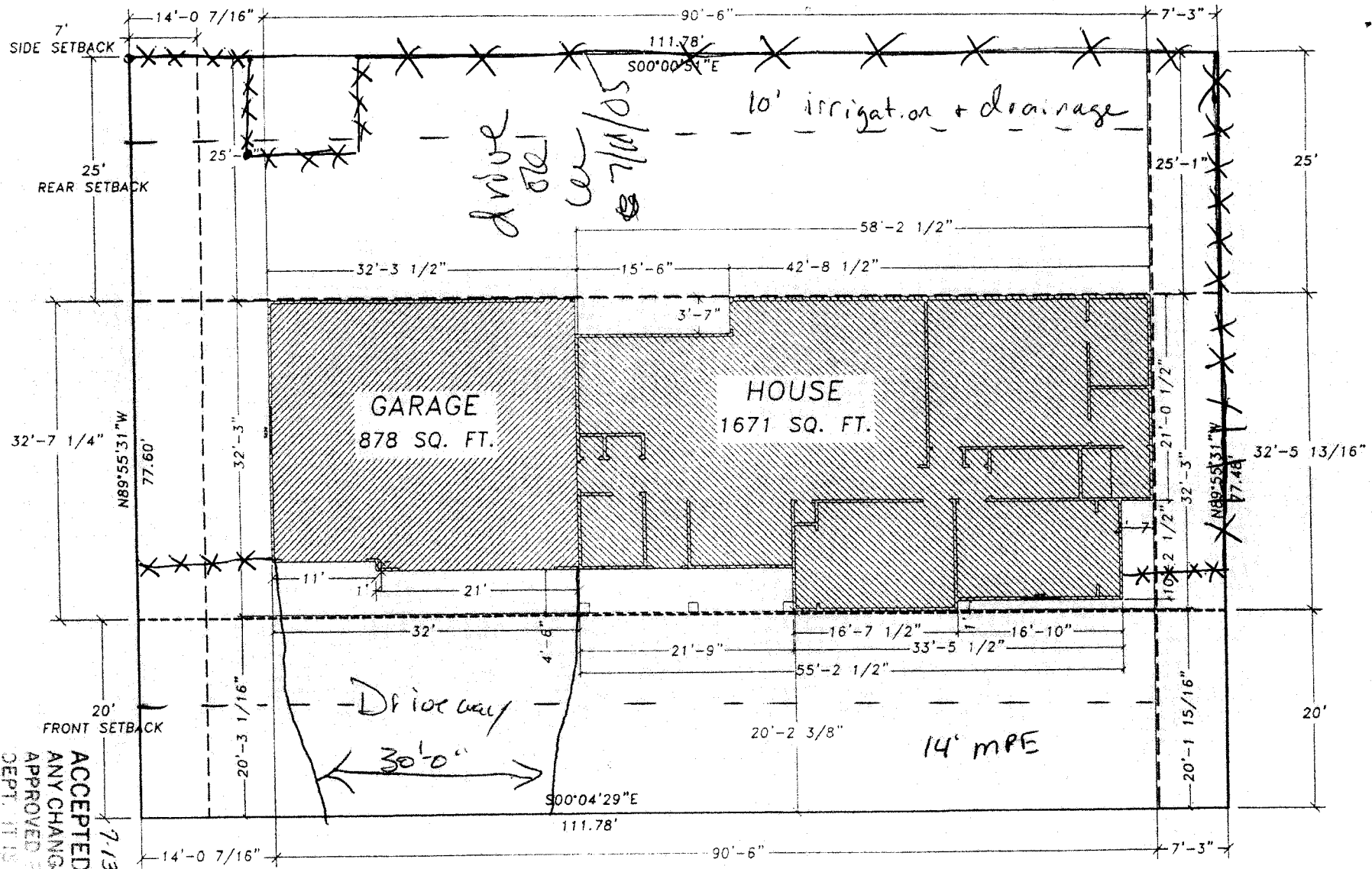
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 [Signature] Date 9-7-06
Community Development's Approval [Signature] Date 9/11/06
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)



drive  
 50/11/05

10' irrigation + drainage

GARAGE  
 878 SQ. FT.

HOUSE  
 1671 SQ. FT.

Driveway  
 30'-0"

14' mPE

ACCEPTED *Boyle Anderson*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANTS  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND SPARET LINES.  
 7/13/05

N CALEB STREET

704 CALEB STREET  
 LOT 3, BLOCK 1  
 ARCADIA NORTH SUBDIVISION  
 GRAND JUNCTION, CO