

FEE \$10.00

PERMIT # 14188

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

GPA-2006-064

Property Address: 705 24 RD

Property Tax No: 2701-321-00-027

Subdivision:

Property Owner: STEVE ARBOGAST

Owner's Telephone:

Owner's Address: 705 24 RD

Contractor's Name: ALLEN BOWERS

Contractor's Telephone: 314-4926

Contractor's Address: 2914 F Road

Fence Material & Height: Cedar Picket 6' High

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 RSE SETBACKS: Front 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 Allen Bowers Date

Community Development's Approval Judith A. Pa Date 9/06/06

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)

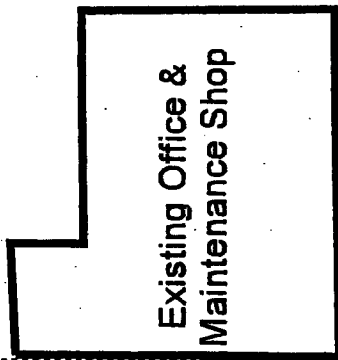
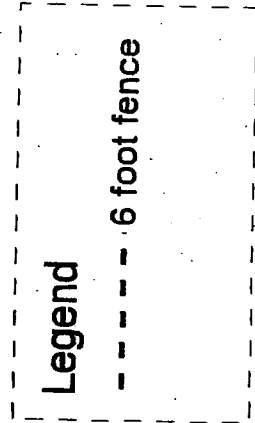
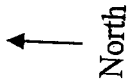
Attachment D

Planning Department File No. 2004-236 CUP1
Arbogast Conditional Use Permit

Site Plan Detail

PHC SBL

310 Feet



No Parking Area

100 Feet

total 256

195 Feet

City of Grand Junction GIS Zoning Map ©



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