



Fence Permit

PERMIT # 14937 PAH

Community Development Department
250 North 5th Street
Grand Junction, CO 81501
Phone: (970) 244-1430 FAX (970) 236-4031

FEE \$10.00

Property Address: 488 ARABIAN WAY

Property Tax No: 2943-152-78.001

Subdivision: SUMMIT VIEW RANCH

Property Owner: CRAIG W. FRAZIER

Owner's Telephone: 970-523-0907

Owner's Address: 488 ARABIAN WAY

Contractor's Name: Doug Moore

Contractor's Telephone: _____

Contractor's Address: _____

Fence Material & Height: 2 RAIL SPLIT RAIL (CEDAR)

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 <u>R-5</u>	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 [Signature] Date 8-28-07

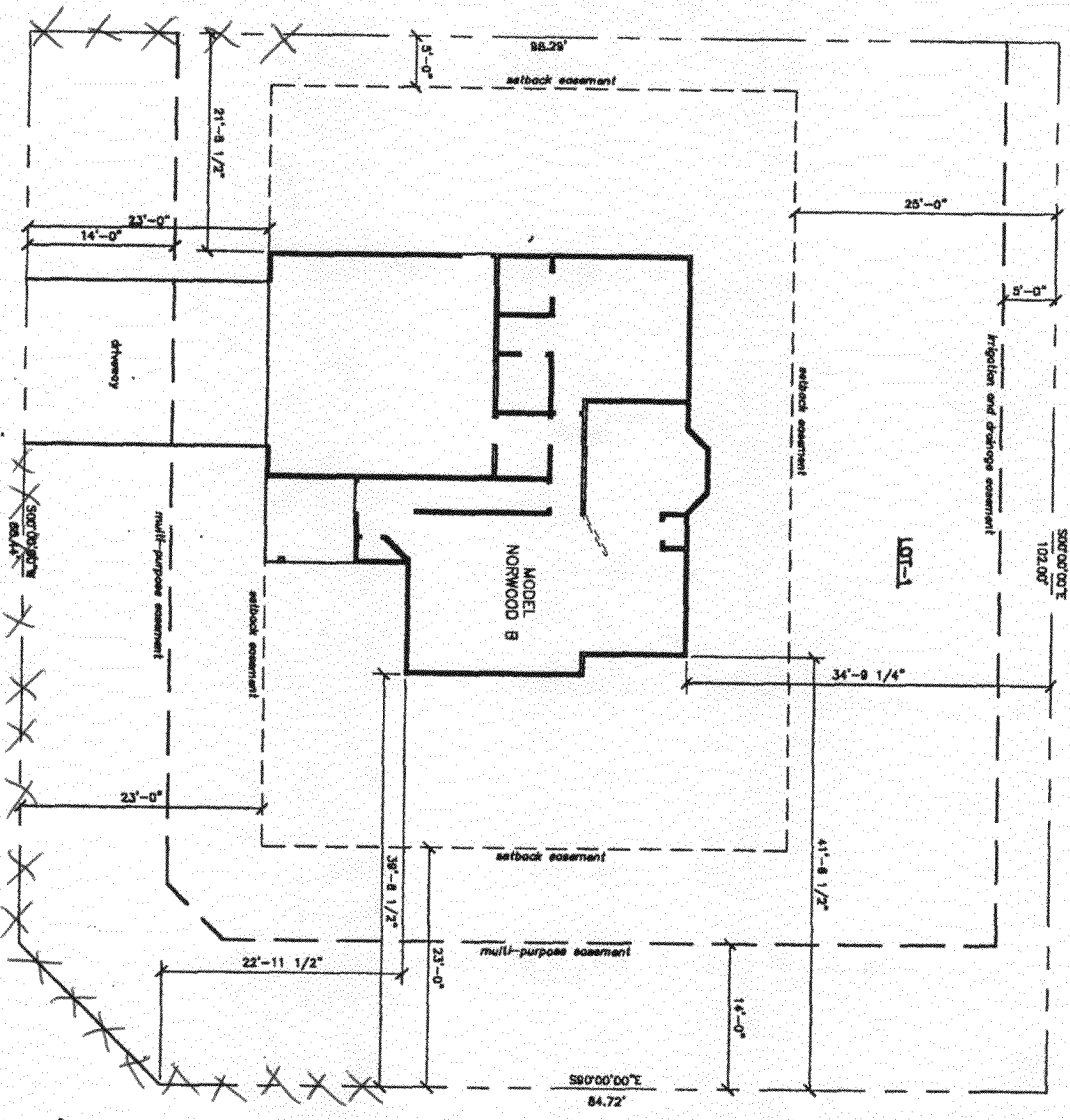
Community Development's Approval [Signature] Date 8-28-07

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: Community Development) (Yellow: Applicant) (Pink: Code Enforcement)

10/19/00
 ACCEPTED *C. Gary Gibson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



PLAT PLAN
 SCALE: N.T.S.

ARABIAN WAY

DRIVE OK
 EH
 10/17/00

JACK & Associates, Inc.
 1000 N. 10th St.
 Grand Junction, CO 81502
 (970) 257-9483

Zeck & Associates LLC
 P.O. Box 1083
 Grand Junction, CO 81502
 (970) 257-9483

PLAT PLAN for
 Lot 1, Block 2
 Summit View Ranch

1	2	3	4	5	6	7	8	9	10
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