

Public Works & Planning Department
250 North 5th Street
Grand Junction, CO 81501
Phone: (970) 244-1430 FAX: (970) 256-4031

Fee \$10.00

Property Address: 231 Arlington Dr
Property Tax No: 2943 303-66-006
Subdivision: Arrowhead Acres II
Property Owner: Charles Baum
Owner's Telephone: (970) 257-1151
Owner's Address: Same
Contractor's Name: Valleywide Fence
Contractor's Telephone: (970) 523-8150
Contractor's Address: 2105 E. Main St.
Fence Material & Height: 6' Vinyl Privacy

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 PLANNING 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 Public Works & Planning 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 4/16/08
Planning Approval Paul Hornbed Date 4/21/08
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: Applicant)

(Pink: Neighborhood Services)

2934 JOAN WAY

STUART PLAN

UP: WS 7/27/07
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Lot 3

Lot 4

BEAR

Lot 5

70.00

10' UTILITY-DRAINAGE IRRIGATION

16'0"

SIDE

5'0"

SIDE

Lot 8

103.00

5' UTILITY-DRAINAGE IRRIGATION

49'6"

STUART
2934

Lot 6

103.00

34'6"

52'8"

23'8"

30'4"

8x7

16x7

6'0"

12'8"

DRAIN

drain
OK

DRAIN

14' MULTI-PURPOSE BASEMENT

70.00

FRONT

JOAN WAY

2934

2934 Joan Way,
Grand Junction, CO 81504

Max F. Sneddon 7/10/07

Sneddon Construction, Inc.

Max F. Sneddon

Seller/Builder Date

Rex Kuhlman 7-9-07

Rex Kuhlman Date

Buyer

Reba Kuhlman 7-09-07

Reba Kuhlman Date

Buyer

PREPARED BY: SNEDDON CONSTRUCTION INCORPORATED