

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: ~~2744 E Rd~~ 298 1/2 W Parkview Dr  
 Property Tax No: 2945-252-24-001  
 Subdivision: Parkview  
 Property Owner: Villa Tasso (Greg)  
 Owner's Telephone: (303) 663-4321  
 Owner's Address: PO Box 1869, Elizabeth, CO 80107  
 Contractor's Name: Valleywide Fence  
 Contractor's Telephone: (970) 523-8150  
 Contractor's Address: 2105 E. Main St.  
 Fence Material & Height: 6' Solid Vinyl + 3' Solid 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 PLANNING STAFF**

ZONE _____	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: Paul Gales Date: 10-14-08  
 Planning Approval: Wendy Spurr Date: 10/15/08  
 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)

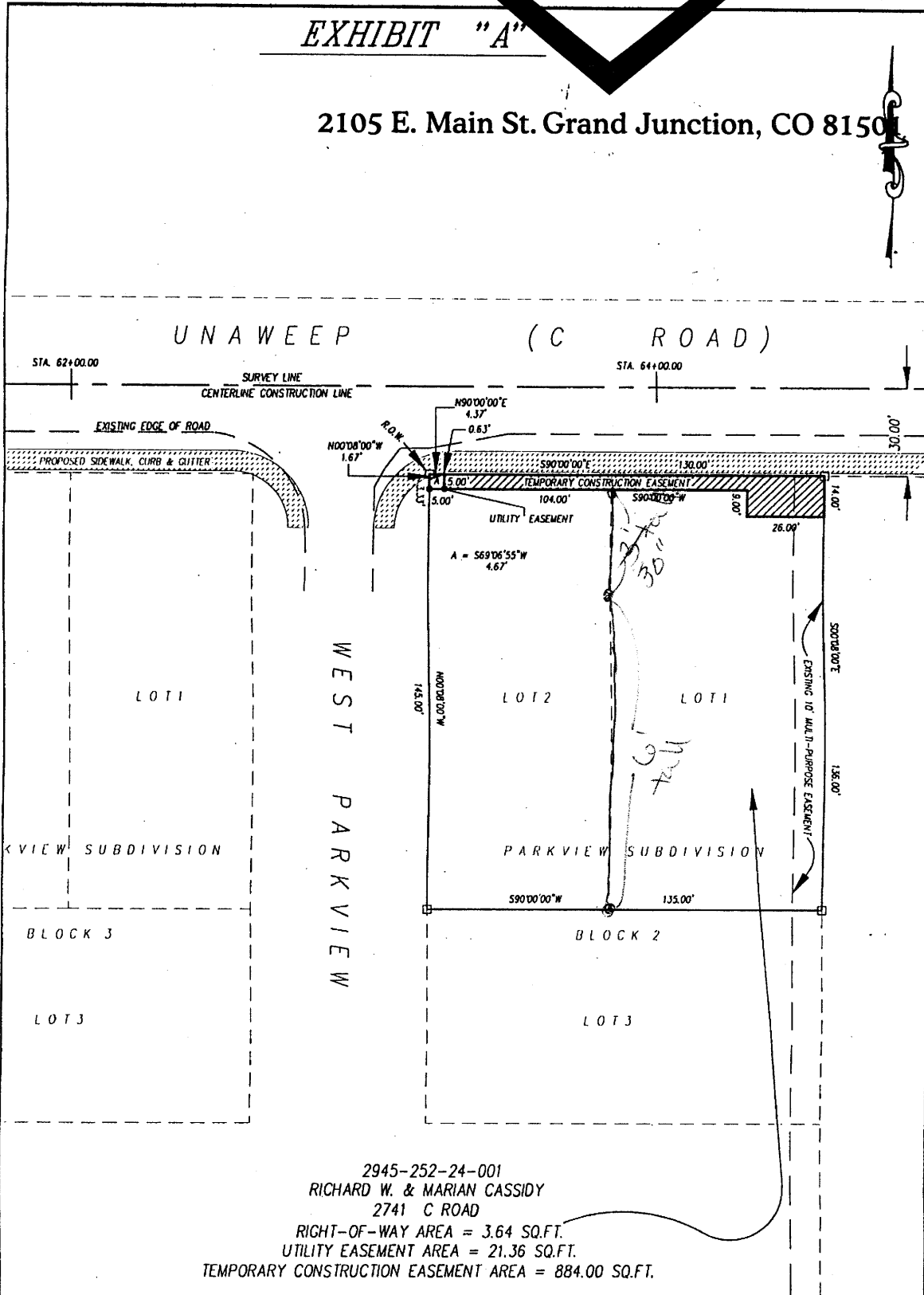
P.O. Box 445  
Clifton, CO 81520

# VALLEYWIDE FENCE

Page 153 (970) 523-8150  
Fax: (970) 523-5272

## EXHIBIT "A"

2105 E. Main St. Grand Junction, CO 81501



2945-252-24-001  
RICHARD W. & MARIAN CASSIDY  
2741 C ROAD  
RIGHT-OF-WAY AREA = 3.64 SQ.FT.  
UTILITY EASEMENT AREA = 21.36 SQ.FT.  
TEMPORARY CONSTRUCTION EASEMENT AREA = 884.00 SQ.FT.

DRAWN BY: SRP  
DATE: 11-07-97  
SCALE: 1" = 40'  
APPR. BY: TW  
FILE NO: WEEP27.DWG

EASEMENT DESCRIPTION MAP  
UNAWEEP ( 191 )

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION