

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: 431 San Juan St. GJ Co 81504

Property Tax No: 2943-173-47-007

Subdivision: Sienna View

Property Owner: Kurt and Diane Hall

Owner's Telephone: 970-434-1599

Owner's Address: 431 San Juan St GJ Co 81504

Contractor's Name: Some

Contractor's Telephone: _____

Contractor's Address: _____

Fence Material & Height: composite wood 6' chain link 4'

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-8</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 Diane Hall Date 8-4-08

Planning Approval Gayleen Henderson Date 8-4-08

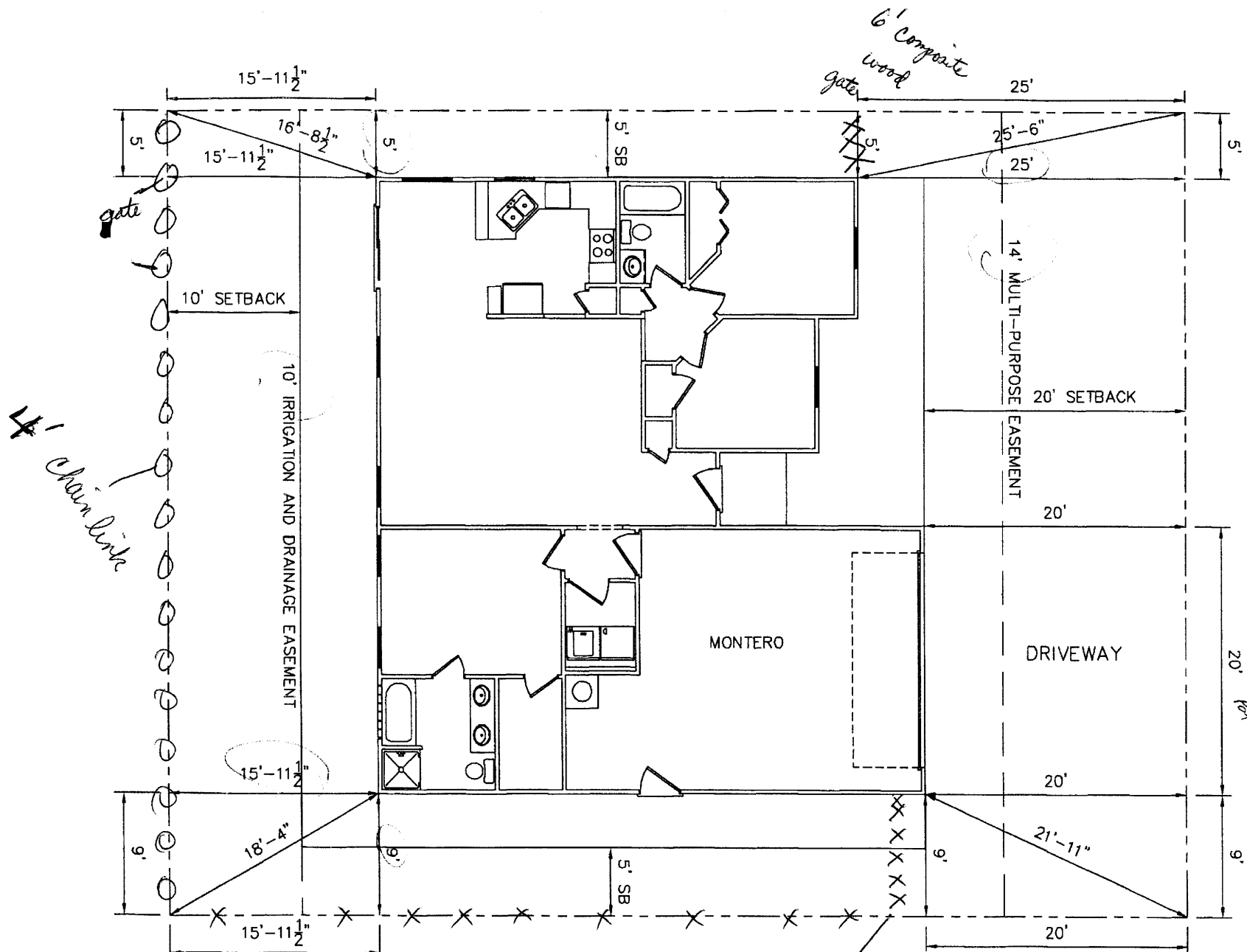
City Engineer's Approval (if required) _____ Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Applicant)

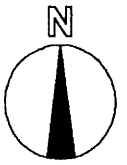
(Pink: Neighborhood Services)



SAN JUAN STREET

ACCEPTED *per* *Justin A. [Signature]*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

LIABILITY DISCLAIMER
 It is the responsibility of client/representative of client to verify all information on the attached plans.



SITE PLAN
 SCALE: 1" = 10'

SUBDIVISION NAME-	SIENA VIEW
FILING NUMBER-	1
LOT NUMBER-	7
BLOCK NUMBER-	2
LOT SQ. FT.-	4677 SF
ADDRESS-	437 SAN JUAN STREET
COUNTY-	MESA
CITY-	GRAND JUNCTION

per *2/21/18*

6' Composite fence