

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: Cameo 559 Acacia Ave  
 Property Tax No: 2943-082-55-601  
 Subdivision: Dabons  
 Property Owner: Sunshine Construction  
 Owner's Telephone: 255 8853  
 Owner's Address: 2326 6 rd  
 Contractor's Name: Don Kappas  
 Contractor's Telephone: 874 1826  
 Contractor's Address: 1570 H 90 rd  
 Fence Material & Height: 6' 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 PLANNING STAFF**

ZONE <u>PD</u>	SETBACKS: Front <u>20</u> from property line (PL) or
SPECIAL CONDITIONS _____	<u>φ</u> from center of ROW, whichever is greater.
_____	Side <u>φ</u> from PL Rear <u>φ</u> 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.

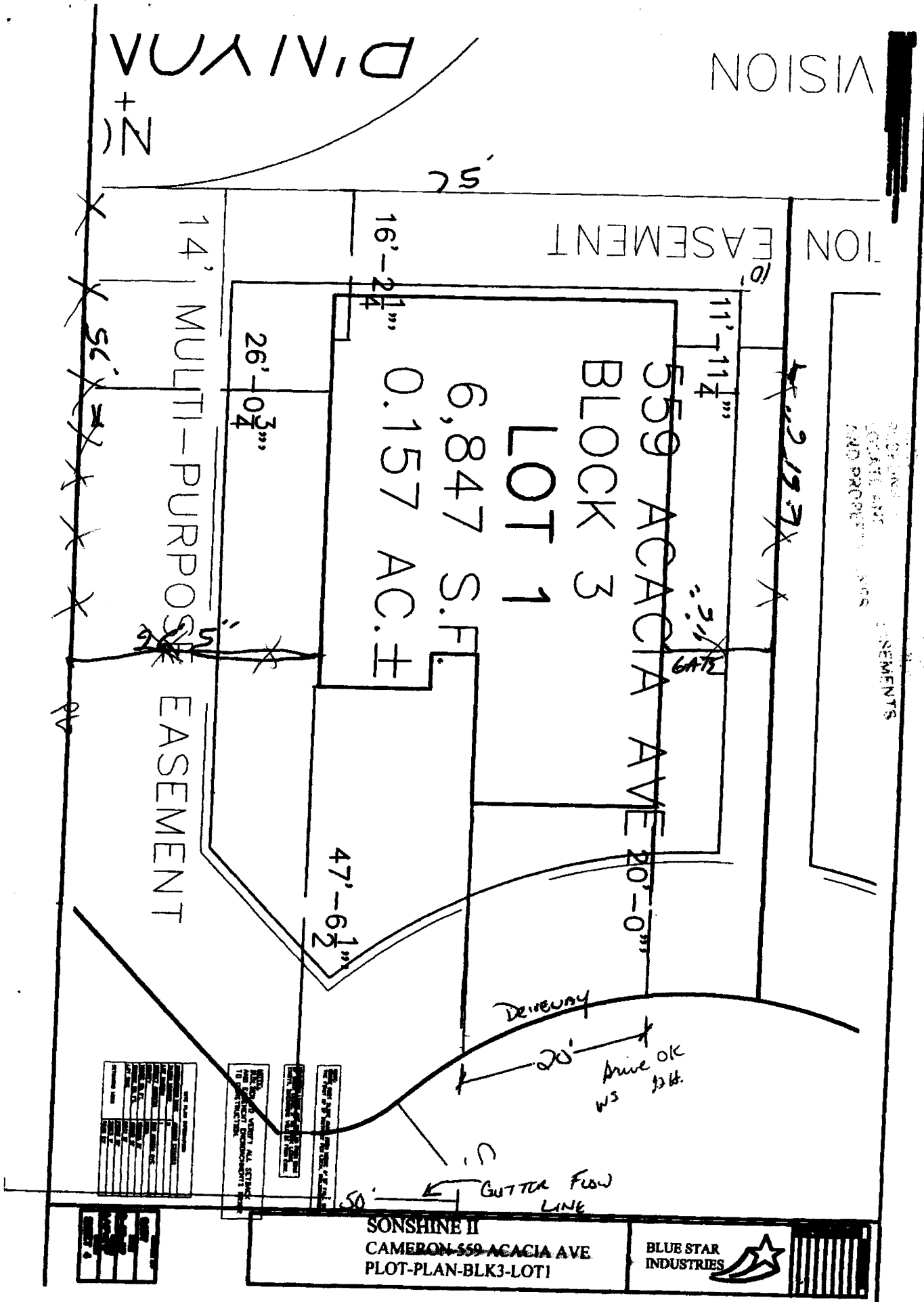
Applicant's Signature [Signature] Date 8/22/08  
 Planning Approval [Signature] Date 8/22/08  
 City Engineer's Approval (if required) \_\_\_\_\_ Date \_\_\_\_\_

**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)



DIVINA  
+N

VISION

10' EASEMENT

14' MULTI-PURPOSE EASEMENT

6,847 S.F.  
0.157 AC.±

559 ACACIA AVE  
BLOCK 3  
LOT 1

Driveway  
20'  
Drive OK  
WS 3/4"

GUTTER FLOW LINE

SONSHINE II  
CAMERON 559 ACACIA AVE  
PLOT-PLAN-BLK3-LOT1



NOT AN  
EASEMENT  
AND PROPER

W.D. Taylor  
MUST BE  
PROVED

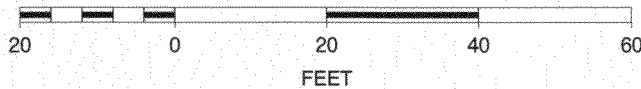
NO.	DATE	DESCRIPTION
1		
2		
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NOTED: ALL SETBACKS TO BE MAINTAINED AS SHOWN ON THIS PLAN.

# City of Grand Junction GIS Zoning Map ©



SCALE 1 : 296



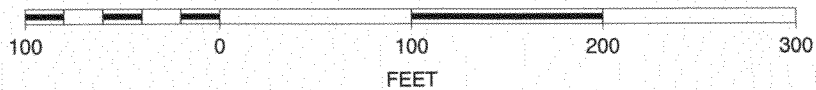
Friday, August 22, 2008 8:44 AM



# City of Grand Junction GIS Zoning Map ©



SCALE 1 : 1,184



Friday, August 22, 2008 8:47 AM