

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: 2934 Mia drive  
Property Tax No: 2943-293-22-001  
Subdivision: Crista Lee  
Property Owner: A Hughes LLC  
Owner's Telephone: (970) 433-2056  
Owner's Address: 205 Knob Hill dr.  
Contractor's Name: Mondo Builders  
Contractor's Telephone: (970) 433-2056  
Contractor's Address: 205 Knob Hill dr.  
Fence Material & Height: 6' 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 Site distance OK-PH \_\_\_\_\_ 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 2-19-08  
Planning Approval Paul Hornbeck Date 2/20/08  
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)

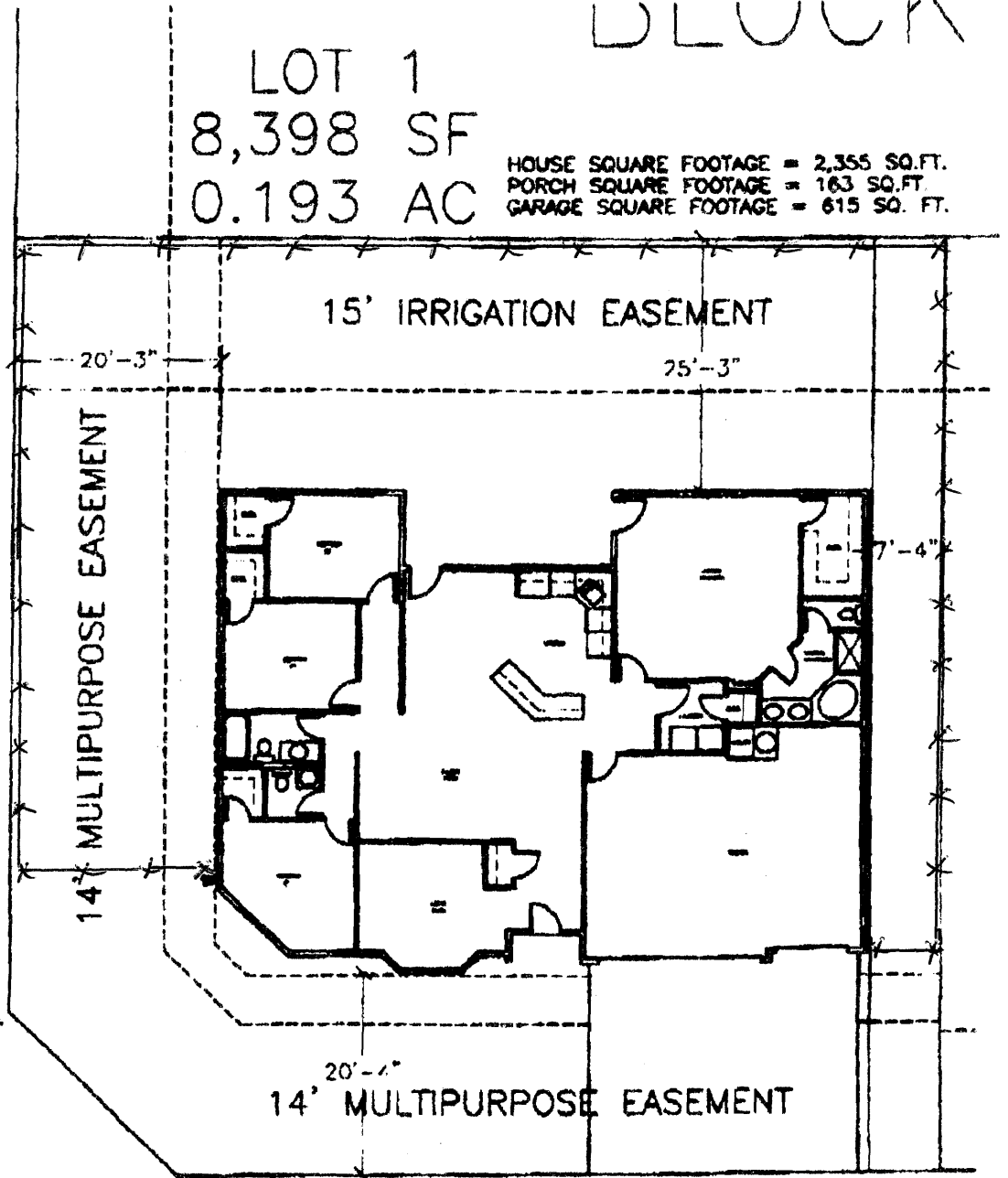
(Pink: Neighborhood Services)

2934

BLOCK

LOT 1  
8,398 SF  
0.193 AC

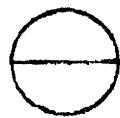
HOUSE SQUARE FOOTAGE = 2,355 SQ.FT.  
PORCH SQUARE FOOTAGE = 163 SQ.FT.  
GARAGE SQUARE FOOTAGE = 615 SQ. FT.



CRISTA LEE WAY

2934

MIA DRIVE



SITE PLAN

1/16" = 1' - 0"