

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: 3154 Cross Canyon Lane  
Property Tax No: 3943-151-16-003  
Subdivision: Chatfield III  
Property Owner: Steve + Amber Patterson  
Owner's Telephone: (970) 640-7800  
Owner's Address: Same  
Contractor's Name: Same  
Contractor's Telephone: "  
Contractor's Address: "  
Fence Material & Height: Cedar (Wood) - Varies - 6' to 3'

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 R-5 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 Steve A. Patterson Date \_\_\_\_\_

Planning Approval Paul Hornbush Date 5/12/08

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)

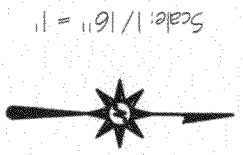
(Yellow: Applicant)

(Pink: Neighborhood Services)

Patterson Residence: 1941 SF  
Lot 5, Blk. 7 - Chadfield III Sub.  
3156 Cross Canyon Ln., GJ, CO 81504

CHADFIELD III  
BUILDER: OPEN CONCEPTS, INC.  
3821 E. BRADLEY, DENVER, COLORADO  
INTERIOR: 2004-1507, EXTERIOR: 2004-1508

# SITE PLAN



LOT SIZE: 8297 SF

